

**SITE PLAN & SUBDIVISION AMENDMENT
PROPOSED STARBUCKS COFFEE COMPANY
5 SENATOR WAY, AUGUSTA, MAINE
TAX MAP 84, LOT 6**

Prepared For

Sweetwater Partners, LLC
One City Center
1 Free Street
Portland, ME 04101

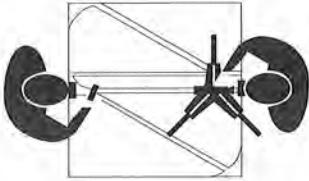
Prepared By

Sitelines P.A.
8 Cumberland Street
Brunswick, Maine 04011

November 7, 2014

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November 7, 2014

1913.04-7

Mr. Matthew Nazar, Director of Development Services
City of Augusta
16 Cony Street
Augusta, ME 04330

**RE: Site Plan Amendment
Subdivision Amendment
Journal Square, Commercial Development, 5 Senator Way
Tax Map 84, Lot 6**

Dear Matt:

On behalf of Sweetwater Partners, LLC, please accept this submission for consideration of an amendment to the Site Plan and Subdivision Plan for the commercial development of the parcel known as Journal Square at 5 Senator Way. Sweetwater Partners, LLC, is the corporation that was formed to own and manage the project applied for and approved by Northland Enterprises in 2011. A copy of the deed demonstrating that Sweetwater Partners, LLC, owns the parcel is included.

This submission includes an original signed copy of the application materials, and ten (10) copies of this cover letter, the application form, and supporting data.

Existing Development Description

At the time the original project was approved in October of 2011, two (2) tenants had been identified: Goodwill Industries of Northern New England (Goodwill), which has occupied an 18,310 s.f. retail store, and Bangor Savings Bank, which has occupied a two-story 5,623 s.f. footprint building with a daylight basement. The approved site layout also included a 6,000 s.f. restaurant/retail building and a 5,000 s.f. retail building.

In October of 2012, the applicant received approval from the Augusta Planning Board to consolidate the 6,000 s.f. and 5,000 s.f. building into a single-story multi-tenant 11,160 s.f. building to include retail and restaurant spaces. Modifications to the parking layout and stormwater management were also completed. The changes were approved by the Maine Department of Environmental Protection (MDEP) and the Site Location of Development Act Permit was modified.

The site is accessed from a curb cut from Senator Way and has a second access from Crossing Way. Both locations allow for entrance into and exit from the site, with exit restricted to left turns only. The parcel is located in the Capitol Commerce District, Regional Business (CC). Public water and sewer are available and extended to the existing building from Senator Way.

SITELINES, PA

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ www.sitelinespa.com

Proposed Changes Description

On the previously approved plans, there was an undeveloped area adjacent to the multi-tenant building, in which there were two (2) aboveground propane tanks and two (2) transformer pads that provided utilities to the multi-tenant building. The applicant proposes that the aboveground propane tanks and transformer pad be relocated and a 2,000 s.f. single-story drive-thru Starbucks Restaurant be constructed in the empty parcel.

Water and sewer service stubs were extended to the site previously as part of the construction of the multi-tenant building. An external grease trap will be installed for the restaurant use. The aboveground propane tanks have been removed and natural gas has been extended to serve the existing buildings and the proposed Starbucks building. The transformer pad in front of the Bangor Savings building has been sized to serve the multi-tenant building and proposed Starbucks building.

Stormwater runoff from the paved areas will continue to be collected by a series of catch basins and storm drain pipes. The first inch of runoff from the proposed Starbucks building will be collected and treated via the existing subsurface sand filter system. The drainage patterns and locations of the treatment areas are essentially the same as previously approved. Runoff in excess of the first inch shall be conveyed to the municipal drainage system, which is consistent with the existing stormwater management plan.

A traffic movement permit was previously issued from the Maine Department of Transportation (MDOT) for the existing development. A copy of the permit and original traffic study are included for reference. Due to an increase in anticipated trip-generation from the proposed Starbucks, a letter has been sent to the MDOT to determine the permitting requirements for the project.

Performance Standards

In order to facilitate the review and approval of the amendments, the following standards are presented and addressed. The ordinance standard is presented in italics for reference, with a description of how the standard is met in bold immediate following.

Performance standards and review criteria per Section 4.4.1:

(1) Pollution: The proposed subdivision will not result in undue water or air pollution. In making this determination, consideration shall be given to:

The project is not a subdivision and the proposed construction and uses of the property will not result in any undue water or air pollution.

(a) The elevation of the land above sea level and its relation to the floodplains;

The property is approximately 400 feet above sea level and is not located within a floodplain.

(b) The nature of soils and subsoils and their ability to adequately support waste disposal;

The parcel is connected to the municipal sewer system.

(c) The slope of the land and its effect on effluents;

The project is located on previously developed land and will be connected to the municipal storm drain system.

(d) The availability of streams for disposal of effluents; and

The parcel is connected to the municipal storm drain system.



(e) The applicable state and local health and water resource rules and regulations;
The project will be connected to the municipal sewer and storm drain systems in accordance with Augusta Utility District standards.

(2) Sufficient water: The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision;

(3) Municipal water supply: The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;

The project parcel is currently serviced with public water, and the proposed use will be supplied from the municipal system by an 8" main extension from the 12" main in Senator Way. As part of the previous development phase, a 2-inch domestic service and 4-inch fire service were extended to the site and will be used to service the proposed Starbucks building. An ability to serve letter has been sent to the Greater Augusta Utility District. Upon receipt of a response, a copy will be forwarded to the City.

(4) Soil erosion: The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

Erosion and sediment control best management practices will be used during and after construction. These will include catch basin inlet protection, sediment barrier, and mulch during construction. After construction, those areas not building or pavement will be vegetated or mulched to stabilize them and prevent runoff. The Erosion and Sediment Control Plan will be the same as previously submitted.

(5) Highway or public road congestion: The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and for major developments, the developer has made adequate provision for traffic movement of all types into, out of or within the development area. The board shall consider traffic movement both on-site and off-site. Before issuing a permit, the board shall find that any traffic increase attributable to the proposed development will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development.

The trip generation for the project has been revised based on the calculation methods completed for the original development scheme. The changes to the trip generation rates are presented in the table below.



| Revised ITE Project Trip Generation (one-way trip ends) | | | | | | | | |
|---|---------------|-------|------|--------|---------------|--------------|-------------|--------------------------|
| Time Period | Bank Facility | | | Office | Retail Spaces | Rest. Space* | Total Trips | Difference from Approved |
| | S.F. | Lanes | Avg. | | | | | |
| Weekday | 296 | 418 | 358 | 132 | 1134 | 992 | 2616 | +390 |
| AM Peak Hour – Adj. Street | 25 | 28 | 27 | 19 | 28 | 122 | 196 | +56 |
| AM Peak Hour – Generator | 35 | 65 | 50 | 19 | 28 | 122 | 219 | +94 |
| PM Peak Hour – Adj. Street | 52 | 82 | 67 | 18 | 99 | 69 | 253 | +7 |
| PM Peak Hour - Generator | 54 | 87 | 71 | 18 | 135 | 93 | 317 | +4 |
| Saturday Peak Hour | 63 | 90 | 77 | 5 | 116 | 118 | 316 | +30 |

*With Drive-Thru

As the proposed Starbucks results in trip-ends greater than the approved permit, a letter has been sent to the MDOT to determine what permitting requirements are required for the project. Upon receipt of a response from MDOT, a copy will be forwarded to the City.

A portion of the previously approved multi-tenant building is currently vacant and the anticipated trip generation for the use is not included in the analysis above. When the vacant space is filled, a revised trip generation will need to be completed dependent on the use and future amendments to the MDOT permit may be warranted.

(6) Sewage waste disposal: The proposed subdivision will provide adequate sewage waste disposal. The project parcel is currently serviced with public sewer. As part of the previous development phase, a 6-inch sewer service was extended to the site and will be used to service the proposed Starbucks building. An ability to serve letter has been sent to the Greater Augusta Utility District for the proposed Starbucks building. Upon receipt of a response, a copy will be forwarded to the City.

(7) Municipal solid waste and sewage waste disposal: The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste and sewage, if municipal services are to be utilized.

Municipal solid waste is contained in dumpsters within enclosed areas. A commercial waste hauler removes the solid waste to an approved facility. The additional solid waste prepared by the Starbucks will be managed with the other solid waste generated by the development. There are no hazardous materials associated with the use.

(8) Aesthetic, cultural and natural values: The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Maine Department of Inland Fisheries and Wildlife or the City of Augusta, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;



The project site is located in a developed commercial district. There are no significant scenic areas, historic sites, or wildlife habitat on or in the immediate vicinity of the project. The proposed project location was considered in conjunction with the Augusta Crossing in 2006 and was determined then to have no undue adverse affects. The proposed building will complement those previously constructed.

(9) Conformity with city ordinances and plans: The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development, plan or land use;

The amendment does not create a subdivision. The proposed uses and site plan will conform to applicable ordinances.

(10) Financial and technical capacity: The subdivider has adequate financial and technical ability to develop the project in a manner consistent with state and local performance, environmental and technical standards;

Sweetwater Partners, LLC has previous experience in commercial real estate development and has provided evidence of financial capacity to complete the project. The design team, lead by Sitalines, PA has extensive experience planning, designing and gaining approvals for commercial development projects throughout the state, including five (5) Goodwill Stores within the last three (3) years. The Applicant will work with Bangor Savings Bank for financial support of this project.

(11) Surface waters; outstanding river segments: Whenever situated entirely or partially within the watershed of any pond or lake or within two hundred fifty (250) feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, Article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water:

(a) When lots in a subdivision have frontage on an outstanding river segment, (Edward's Dam north to town line) the proposed subdivision plan must require each lot's principal structure to have a combined lot shore frontage and setback from the normal high-water mark of five hundred (500) feet.

(i) To avoid circumventing the intent of this provision, whenever a proposed subdivision adjoins a shoreland strip narrower than two hundred fifty (250) feet which is not lotted, the proposed subdivision shall be reviewed as if lot lines extended to the shore.

(ii) The frontage and setback provisions of this paragraph do not apply either within areas zoned as general development or its equivalent under shoreland zoning, Title 38, M.R.S.A. Chapter 3, Subchapter I, Article 2-B, or within areas designated by ordinance as densely developed. The determination of which areas are densely developed must be based on a finding that existing development met the definitional requirements of section 4401, subsection 1, on September 23, 1983. (The section referenced includes the definition of "densely developed area" which is also included in this ordinance.)

The amendment does not create a subdivision and is not located in the watershed of any pond or lake, or within 250 feet of any wetland, great pond, or river.

(12) Ground water: The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;

The development does not extract from nor inject into the ground water. Stormwater will be treated prior to discharge into the municipal storm drain system in accordance with Chapter 500 of the DEP rules.



(13) Flood areas: Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, whether the subdivision, or any part of it, is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plat approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one (1) foot above the 100-year flood elevation;

The development is located in Zone X (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for the Kennebec County, Maine. The project area is located on Panel 508 of 775 (Community Panel 230177C0508D, Effective June 16, 2011), which was previously submitted as part of previous approvals.

(14) Freshwater wetlands: All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the Kennebec County Soil and Water Conservation District.

There are no wetlands or environmentally sensitive areas on or adjacent to the site. The site has been previously disturbed and prepared landscape areas established. Vegetation on the parcels is typical of urban landscaping, and will be replaced in accordance with the proposed landscape plan (see Drawing L1).

(15) River, stream or brook: Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, M.R.S.A. Section 480-B, Subsection 9 (also defined in this ordinance);

There are no rivers, streams or brooks within or abutting the parcel.

(16) Stormwater: The proposed subdivision will provide for adequate stormwater management;

Stormwater will be controlled with a series of catch basin and storm drain pipes, similar to the approved stormwater management plan. The layout of the storm drain system is shown on the enclosed plan set. The proposed storm drain system will include water quality Best Management Practices (BMPs) designed to capture the first 1-inch of runoff from the developed areas and provide water quality treatment before it exits the site.

Pre-treatment of runoff will be achieved in the catch basins, which will included a sediment sump and a hood, or snout, on the outlet pipes to capture coarse debris and floating pollutants. The project will result in 157,558 s.f. (3.62 acres) of impervious area, which is 2,255 s.f. (0.05 ac) more than the 155,303 s.f. (3.56 acres) of impervious area previously approved. As shown in the table below, although the overall impervious area has increased, the existing stormwater treatment systems are sized adequately and the project will not result in any adverse impact to the existing stormwater management system. The Site Location of Development Act permit will be amended to reflect the changes. An application for Minor Revision will be applied for under separate cover.



Impervious Area and Volume Requirements

| | (a) | (b) | (c) | (d) | (e) | (f) |
|----------|---------------------------|----------------------------|---------------------------|----------------------------|---|---|
| Sub-Area | Impervious Area (sq. ft.) | Required Storage (cu. ft.) | Landscaped Area (sq. ft.) | Required Storage (cu. ft.) | Total Storage Required/Provided (cu. ft.) | Filter Area Required / Provided (sq. ft.) |
| | (from plan) | (a)x0.083' | (from plan) | (c)x0.033' | (b)+(d) | (a)x0.05+ (c)x0.02 |
| VFB1 | 37,007 | 3,084 | 21,441 | 715 | 3,799 / 4,523 | 2,279 / 2,393 |
| BIO1 | 11,632 | 969 | 2,981 | 99 | 1,069 / 1,150 | 904 / 1,030 |
| ST1 | 67,433 | 5,619 | 6,136 | 205 | 5,824 / 6,276 | 3,494 / 3,489 |

(17) *Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development. The subdivider shall, on request of the Planning Board or staff, submit development plans which include either one (1) or a combination of the following:*

- (a) Restrictive covenants;
- (b) Height restrictions;
- (c) Increased setback requirements.

The proposed lot configuration places the building in relation to each other sufficient not to block access to sunlight or solar energy. The project has been designed in accordance with applicable height restrictions and setback requirements for the CC zone.

(18) *Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations; Chapter 373, Financial Capacity Standard; Chapter 374, Traffic Movement Standard; Chapter 375, No Adverse Environmental Effect Standard; Chapter 376, Soil Types Standard; and Chapter 377, Review of Roads, shall apply to review of major developments.*

A Site Location of Development Act permit will be amended concurrent with City of Augusta approvals. All applicable standards under Title 38 M.R.S.A., as amended, will be addressed. The standards for development and financial capacity are documented in this submission.

(19) *Spaghetti-lots prohibited. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, Section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than five (5) to one (1).*

The amendment does not create a subdivision of land and no new lots are proposed.

(20) *All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.*

The existing site lighting, which conforms to the Augusta Code of Ordinance, provides adequate illumination of the parking for the Starbucks.



Additional information required in written narrative per Section 6.3.4:

(21) Neighborhood Compatibility

The project proposes construction of commercial business in a neighborhood and zone with many similar uses currently operating. The size and appearance of the proposed buildings will be comparable to those on adjacent lots. The Senator Inn and Target store are comparable to the Goodwill retail store, while the bank and other retail / restaurant uses are similar to others on Western Avenue.

(22) Compliance with Plans and Policies

As a result of the review and approval process, it will be confirmed that the project will be in compliance with Plans and Policies of the City of Augusta.

(23) Traffic Pattern, Flow, and Volume Analysis

The trip generation for the project has been revised based on the calculation methods completed for the original development scheme. Refer to review criteria (20) for a table comparing the proposed trip generation to the approved trip generation.

(24) Public Facilities

The project location is served by municipal utilities as identified elsewhere in this submission. The demand on emergency response and safety services will be consistent with other uses; however, since the project location is within a developed area covered by the safety network, no undue impact is anticipated. As a commercial project, there will be no impact of the school facilities.

(25) Resource Protection and the Environment

The project site is located in a developed commercial district. There are no significant scenic areas, historic sites, or wildlife habitat on or in the immediate vicinity of the project. The proposed project location was considered in conjunction with the Augusta Crossing in 2006 and was determined then to have no undue adverse affects. The proposed building will bring updated architecture and landscaping to the aging site. The stormwater management plan has resulted in water quality treatment where none currently exist, resulting in an improvement over existing conditions.

(26) Performance Standards

The project has been designed to comply with the City of Augusta performance standards as documented in the submission and accompanying drawings. Applicable state permits will be obtained prior to commencing construction.

(27) Financial and Technical Ability

Sweetwater Partners, LLC has previous experience in commercial real estate development and has provided evidence of financial capacity to complete the project. They will be supported by Bangor Savings Bank for this project. The design team is comprised on the same professional firms engaged throughout the project.



Parking Requirements

Parking will be provided for each proposed use, with the intent that some shared parking be available. The bank building has office space on the first floor and half of the lower level, with conference space on the upper level. A total of 14,060 s.f. was used for determined parking requirements for the bank building. A summary of parking requirements per the ordinance is summarized below.

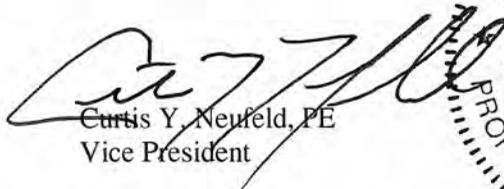
| Use | Size | Parking Req./1,000 s.f. | Total |
|------------------------|--------|-------------------------|-------|
| Retail* | 26,810 | 5 | 134 |
| Bank | 14,060 | 3 | 43 |
| Restaurant, standard | 2,200 | 12 | 27 |
| Restaurant, drive-thru | 2,000 | 14 | 28 |
| Total | | | 232 |

*(18,310+3,000+5,500)

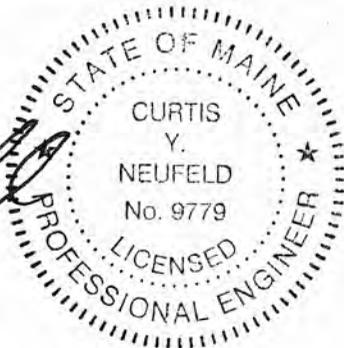
A total of 220 parking spaces (12 ADA compliant) are provided as part of the amended site plan. As the existing and proposed uses have different peak hours and hours of operation, we are requesting a reduction in the number of required parking spaces per Section 5.1.14.2(e) of the City of Augusta Code of Ordinances. Per the Ordinance, a reduction of up to fifty (50) percent of the number of required parking spaces may be permitted by the Planning Board. As proposed, we are requesting a reduction in the number of parking spaces of 5.2%.

We hope this submission includes all necessary information for consideration by the City of Augusta Staff and Planning Board in accordance with the City's ordinances. We look forward to meeting with the Planning Board at their December 9, 2014 meeting to present the amendments and gain their approval. Should you have any questions regarding this submission or require additional information, please call or contact me at cneufeld@sitelinespa.com.

Very truly yours,



Curtis Y. Neufeld, PE
Vice President



Enclosures

cc: Josh Benthien, Sweetwater Partners, LLC
Mike Sweeney, Winthrop Management Corp



Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment A
Application Form & Checklists

A completed copy of Development Review and Subdivision Review Application Forms are enclosed.

City of Augusta
Development Review Application
 Bureau of Planning, Department of Development Services

Address of Proposed development: 274 Western Avenue
Zone(s): Capital Commerce District, Regional Business (CC)
Project Name: Journal Square (Kennebec Journal Redevelopment)

| | |
|---|--|
| Existing Building (sq. ft.): 52,948 | Proposed Building (sq. ft.): 38,075 Total |
| Existing Impervious (sq. ft.): 130,254 | Proposed Impervious (sq. ft.): 157,558 |

Proposed Total Disturbed Area of the Site: 232,310 sq. ft. (5.33 acres)
 Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).

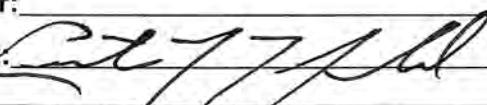
| | | |
|--|---|--|
| <p>Owner's Name/Address: Sweetwater Partners, LLC c/o Josh Benthien 17 South Street, Unit 3 Portland, ME 04101</p> <p>Phone #: (207) 400-3454</p> <p>Cell #: (207) 321-9741 e-mail: josh@northlandus.com</p> | <p>Applicant's Name/Address: Josh Benthien Sweetwater Partners, LLC 17 South Street, Unit 3 Portland, ME 04101</p> <p>Phone #: (207) 400-3454</p> <p>Cell #: (207) 321-9741 e-mail: rex@northlandus.com</p> | <p>Consultant's Name/Address: Curtis Y. Neufeld, P.E. Sitelines, PA 8 Cumberland St. Brunswick, ME</p> <p>Phone #: (207) 725-1200</p> <p>Cell #: (207) 798-0576 e-mail: cneufeld@sitelinespa.com</p> |
|--|---|--|

| | | |
|--|---|---|
| <p>Tax Map #: 84</p> <p>Lot #: 6</p> | <p>Lot Size (acres): 5.28</p> <p>Frontage (Feet): 298</p> | <p>Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed</p> |
|--|---|---|

For Staff Use

Fee Calculation: Amendment = \$0
Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) =
Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) =
All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =
 (11*(.49+.15)) = \$7.04
Total Fee: \$7.04

Signatures

Applicant: _____ **Date:** _____
Owner: _____ **Date:** _____
Agent:  _____ **Date:** 11-6-14

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

| Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail | Included | Waiver Requested |
|---|-----------------|-------------------------|
| a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance) | X | |
| b. Owner(s) name and address (4.5.2.2) | X | |
| c. Deed reference to subject parcel (4.5.2.3) | X | |
| d. Engineer's name, address, signature and seal (4.5.2.4) | X | |
| e. Surveyor's name, address, signature and seal (4.5.2.5) | X | |
| f. Scale, both in graphic and written form (4.5.2.6) | X | |
| g. Date and Revision box (4.5.2.7) | X | |
| h. Zoning designation(s) (4.5.2.8) | X | |
| i. North Arrow (true and magnetic, dated or grid) (4.5.2.9) | X | |
| j. Ownership, location and present use of abutting land (4.5.2.11) | X | |
| k. Location map (4.5.2.12) | X | |
| l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5) | X | |
| m. Drainage and erosion control (4.5.2.14) | X | |
| n. Utilities, existing and proposed (4.5.2.15) | X | |
| o. Topography, 2 foot contours (4.5.2.16) | X | |
| p. Parcel boundaries and dimensions (4.5.2.17) | X | |
| q. Proposed Use of the property (4.5.2.18) | X | |
| r. Proposed public or common areas (4.5.2.19) | X | |
| s. Boundary Survey and associated information (4.5.2.20) | X | |
| t. Traffic controls, off-street parking and facilities (4.5.2.21) | X | |
| u. Proposed fire protection plans or needs (4.5.2.22) | X | |
| v. Landscaping and buffering (4.5.2.23) | X | |
| w. Outdoor lighting plan (4.5.2.24) | X | |
| x. Freshwater wetlands (4.4.1.14) | N/A | |
| y. River, stream or brook (4.4.1.15) | N/A | |
| Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail | Included | Waiver Requested |
| a. Pollution – Undue water or air pollution (4.4.1.1) | X | |
| b. Water – Sufficient potable water (4.4.1.2) | X | |
| c. Municipal Water – is there adequate supply (4.4.1.3) | X | |
| d. Soil Erosion – unreasonable soil erosion (4.4.1.4) | X | |
| e. Road congestion and safety (4.4.1.5 & 4.5.2.21) | X | |
| f. Sewage waste disposal – adequate provisions (4.4.1.6) | X | |
| g. Solid waste – adequate provisions (4.4.1.7) | X | |
| h. Aesthetic, cultural, and natural values (4.4.1.8) | X | |
| i. Conformity with city ordinances and plans (4.4.1.9) | X | |
| j. Financial and technical ability (4.4.1.10) | X | |
| k. Surface water, shoreland, outstanding rivers (4.4.1.11) | X | |
| l. Ground water – negative impact (4.4.1.12) | X | |
| m. Flood areas (4.4.1.13) | X | |
| n. Freshwater wetlands – description of impact (4.4.1.14) | X | |
| o. Stormwater – management plans (4.4.1.16) | X | |
| p. Access to direct sunlight (4.4.1.17) | X | |
| q. State Permits – description of requirements (4.4.1.18) | X | |
| r. Outdoor lighting – description of lighting plans (4.4.1.20) | X | |

| Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail Where the items below duplicate the items above, identical responses are permitted and encouraged. | Included | Waiver Requested |
|---|-----------------|-------------------------|
| s. Neighborhood Compatibility – description per ordinance (6.3.4.1) | X | |
| t. Compliance with Plans and Policies (6.3.4.2) | X | |
| u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3) | X | |
| v. Public facilities – Utilities including stormwater (6.3.4.4) | X | |
| w. Resource protection and the environment (6.3.4.5) | X | |
| x. Performance Standards (6.3.4.6) | X | |
| y. Financial and Technical Ability (6.3.4.7) | X | |

Application Materials

The application materials that are required for a complete application are listed below:

| Paper Copies | Included | Waiver Requested |
|---|-----------------|-------------------------|
| 10 copies of the application form and narrative | X | |
| 10 copies of the deed, Purchase & Sale agreement, or other document to show standing | X | |
| 3 copies of any stormwater report | N/A | |
| 2 copies of any traffic report | N/A | |
| 6 reduced-sized copies of the complete plan set on 11" x 17" size paper | X | |
| 4 full-sized copies of the complete plan set on ANSI D or E size paper | X | |
| 10 copies of a letter authorizing the agent to represent the applicant | X | |
| Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.) | X | |
| Electronic Copy | | |
| 1 CD that includes each of the application documents in Adobe PDF format | X | |

| | | | |
|-----------------------------------|--------------------------------|-------------------------------|-------------|
| For Official Use: | | | |
| <input type="checkbox"/> \$ _____ | Application Fee Paid. | Received By (Initials): _____ | Date: _____ |
| <input type="checkbox"/> \$ _____ | Abutter Notification Fee Paid. | Received By (Initials): _____ | Date: _____ |

City of Augusta
Subdivision Review Application
 Bureau of Planning, Department of Development Services

Application Type (check one):

- X Amendment**
 Minor Subdivision
 Major Subdivision

Address: 274 Western Avenue **Tax Map:** 84 **Lot(s):** 6

Zoning District(s): Capital Commerce District, Regional Business (CC)

Project Name: Proposed Starbucks Coffee Company

Owner's Name/Address:
 Sweetwater Partners, LLC
 c/o Josh Benthien
 17 South Street, Unit 3
 Portland, ME 04101

Applicant's Name/Address:
 Josh Benthien
 Sweetwater Partners, LLC
 17 South Street, Unit 3
 Portland, ME 04101

Agent's Name/Address:
 Curtis Y. Neufeld, P.E.
 Sitelines, PA
 8 Cumberland St.
 Brunswick, ME

Phone #: (207) 400-3454

Phone #: (207) 400-3454

Phone #: (207) 725-1200

Cell #: (207) 321-9741

Cell #: (207) 321-9741

Cell #: (207) 798-0576

e-mail:
 josh@northlandus.com

e-mail:
 josh@northlandus.com

e-mail:
 cneufeld@sitelinespa.com

Form of Evidence of Standing (i.e. deed): Deed

Brief Description of Subdivision:

1. **Type of subdivision:** Residential Commercial Mixed
2. **Total number of acres in tract/parcel:** _____
3. **Proposed number of dwelling units:** _____
4. **Proposed number of lots:** 0
5. **Will subdivision have any open space or areas held in common?** Yes No
6. **Are new street(s) proposed for this subdivision?** Yes No
7. **New streets are proposed to be:** Public Private

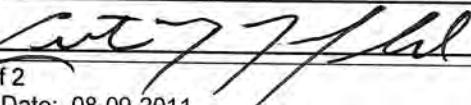
For Staff Use

Fee Calculation: Amendment = \$0
 Minor Subdivision: \$150 =
 Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) =
 All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =
Total Fee: \$0

Signatures

Applicant: _____ **Date:** _____

Owner: _____ **Date:** _____

Agent:  _____ **Date:** 11-6-14

Application Materials

The application materials that are required for a complete application are listed below.

| Paper Copy | Included | Waiver Requested |
|---|----------|------------------|
| 10 copies of the application form and narrative | X | |
| 10 copies of the deed, Purchase & Sale agreement, or other document to show standing | X | |
| 3 copies of any stormwater report | N/A | |
| 2 copies of any traffic report | N/A | |
| 6 reduced-sized copies the complete plan set on 11" x 17" size paper | X | |
| 4 full-sized copies of the complete plan set on ANSI D or E size paper | X | |
| 10 copies of a letter authorizing the agent to represent the applicant | X | |
| Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.) | X | |
| Electronic Copy | | |
| 1 CD that includes each of the application documents in Adobe PDF format | X | |

| For Official Use: | | | |
|--------------------------|--------------------------------|-------------------------------|-------------|
| II \$ _____ | Application Fee Paid. | Received By (Initials): _____ | Date: _____ |
| II \$ _____ | Abutter Notification Fee Paid. | Received By (Initials): _____ | Date: _____ |

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment B
Abutting Property Information

Although understood that the City of Augusta Assessing Department will provide a list of abutting property owners to the Planning Department, a list of abutters has been enclosed for reference.

Abutter List

19-72

ANTHONY C LAPLANTE
287 WESTERN AVE
AUGUSTA, ME 04330

19-74

MILLENNIUM REAL ESTATE LLC
180 OLD COUNTY RD
ROCKPORT, ME 04856

19-75

GERARD J GOSSELIN
PO BOX 250
MANCHESTER, ME 04351

19-75A

TK PROPERTIES INC
70 SCOTT DR
WESTBROOK, ME 04092

19-75B

RCC ATLANTIC INC
DBA: VERIZON WIRELESS
PO BOX 2549
ADDISON, TX 75001

19-77, 84-2, 84-3

EDWARD GALL
36 ANTHONY AVE
AUGUSTA, ME 04330

19-78

JMK PROPERTIES LLC
PO BOX 771
AUGUSTA, ME 04332-0771

84A-1

TARGET CORP
C/O PROPERTY TAX DEPT T-2315
PO BOX 9456
MINNEAPOLIS, MN 55440-9456

84A-3, 84A-5

PDNED AUGUSTA CROSSING LLC
C/O NEW ENGLAND DEVELOPMENT
ONE WELLS AVE
NEWTON, MA 02459

84-5

SPIRIT SPE PORTFOLIO 2012-2 LLC
16767 N PERIMETER DR STE 210
SCOTTSDALE, AZ 85260

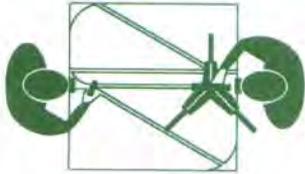
84-59

LAFAYETTE AUGUSTA LLC
155 LITTLEFIELD AVE
BANGOR, ME 04401

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment C
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.



November 5, 2014

1913.04-2

Mr. Josh Benthien
Sweetwater Partners, LLC
17 South Street, 3rd Floor
Portland, Maine 04101

**Re: Designation of Agent Authorization
Proposed Starbucks
5 Senator Way, Augusta, Maine**

Dear Josh:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Sweetwater Partners, LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed Starbucks to be located at 5 Senator Way in Augusta, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.
Vice President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Northland Enterprises, LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Josh Benthien, Partner

11/5/14
Date



September 12, 2011

Mr. Matthew Nazar
Director of Development Services
City of Augusta
16 Cony Street
Augusta, ME 04330

RE: Proposed development on the former Kennebec Journal site, Western Avenue,
Augusta, Maine

Dear Mr. Nazar,

This letter will confirm that based on information received and reviewed to date and the Bank's experience with Northland Development; they have the expertise, management and financial capacity to complete the demolition, infrastructure, and retail improvements for the project located at the above location. In addition the Bank will consider financing this project subject to its standard underwriting requirements.

Please call me at 207-541-2710, should you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael P. O'Reilly", is written over a light blue horizontal line.

Michael P. O'Reilly
Vice President
Bangor Savings Bank
Commercial Banking
280 Fore Street, Suite 200
Portland, ME 04101

State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this fourth day of November 2014.

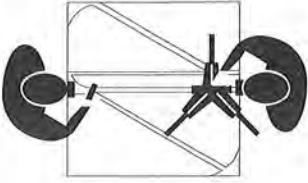


A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

Additional Addresses

| Legal Name | Title | Name | Charter # | Status |
|--|---------------------------------------|-----------------|------------|---------------|
| SWEETWATER PARTNERS, LLC | Registered Agent | DREW A ANDERSON | 20121078DC | GOOD STANDING |
| Home Office Address (of foreign entity) | Other Mailing Address | | | |
| | 75 PEARL STREET PORTLAND, ME 04101 | | | |



November 4, 2014

1913.04-4

Mr. Michael Morey
Engineering Services Supervisor
Greater Augusta Utility District
12 Williams Street
Augusta, ME 04330
(207) 622-3701

RE: Water and Sewer Service
Starbucks Coffee Company Building
5 Senator Way, Augusta, Maine 04330
Map 84, Lot 6

Dear Mr. Morey:

Enclosed please find a copy of the preliminary utility plan for a ***Starbucks Coffee Company Building*** to be located on the commercial development at 5 Senator Way which is currently comprised of multiple tenants, including a Goodwill retail store and a Bangor Savings Bank.

As part of the previous development of the site, sewer and water service stubs were extended to the proposed site for future development. The proposed building is proposed to connect to the existing 6-inch sewer service stub and the 2- and 4-inch domestic water and fire service stubs. As shown on the enclosed plan, a grease trap will be installed outside of the building prior to connection to the existing sewer stub. Although precise water and sewer demands are not available at this time, we anticipate they will be typical of similar size drive-thru restaurant uses.

Please review the plan and provide any feedback you may have so we can incorporate your comments into the final design. We also request you provide a letter indicating the Greater Augusta Utility Districts' "Ability to Serve" the proposed project.

Should you have any questions, please call or contact me via jmarden@sitelinespa.com.

Very truly yours,

Joseph J. Marden, P.E.
Project Engineer

Enclosure

SITELINES, PA

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ www.sitelinespa.com



25 Vine Street Gardiner, ME 04345
 (207) 582-5252 FAX (207) 582-1677
 mainetrafficresources.com

November 6, 2014

Mr. David Allen, P.E.
 Mid-Coast Region 2 Traffic Engineer
 Maine Department of Transportation
 45 Commerce Drive
 98 State House Station
 Augusta, ME 04333-0098

RE: Proposed Starbucks at Journal Development in Augusta

Dear David,

I am writing regarding a proposed Starbucks, to be constructed at the Journal Square development (Northland Enterprises) off Senator Way in Augusta. The proposed Starbucks will be 2,000 square feet (S.F.) in size and will contain a drive-through facility. The Journal Square development was issued a Traffic Movement Permit (TMP) on January 10, 2012. A copy of that TMP (reg. 02-00071-A-N) is attached for your information. That TMP was granted for the following redevelopment of the Kennebec Journal site:

- 17,880 S.F. Goodwill retail store
- 14,000 S.F. Headquarters bank facility (2,000 S.F. branch bank with 12,000 S.F. office space for bank operations)
- 5,000 S.F. General retail building
- 6,000 S.F. High-turnover sit-down restaurant

The trip generation analysis for the approved development, obtained from Section 7 of the TMP application, prepared by Maine Traffic Resources, is repeated below:

ITE Projected Trip Generation (one-way trip ends)

| <u>Time Period</u> | Bank | | <u>Goodwill</u> | 5,000 | Rest. | Total |
|----------------------------|-------------|---------------|-----------------|---------------|--------------|--------------|
| | <u>Bank</u> | <u>Office</u> | | <u>Retail</u> | <u>Trips</u> | <u>Trips</u> |
| Weekday | 358 | 132 | 768 | 214 | 764 | 2,236 |
| AM Peak Hour - Adj. Street | 27 | 19 | 19 | 5 | 69 | 139 |
| AM Peak Hour - Generator | 50 | 19 | 19 | 5 | 81 | 174 |
| PM Peak Hour - Adj. Street | 67 | 18 | 67 | 19 | 66 | 237 |
| PM Peak Hour - Generator | 71 | 18 | 67 | 19 | 113 | 288 |
| Saturday Peak Hour | 77 | 5 | 89 | 25 | 120 | 316 |

As shown in the preceding table, the approved development was estimated to generate 174 weekday AM peak hour trips, 288 weekday peak hour trips and 316 Saturday peak hour trips. As such, the TMP was granted for these trip levels.

It is my understanding that all trips are grandfathered in terms of traffic permitting provided all mitigation in the original permit has been successfully completed. The conditions in the original TMP were:

On-Site Mitigation

- A. A single driveway with a single ingress lane, and a single left turn only egress lane to Senator Way. Install a "Stop" sign, and stop line.
- B. A single driveway with a single ingress lane, and a single through/left egress lane to Crossing Way. This driveway will also include a crosswalk across Crossing Way with all associated pavement markings and signs.
- C. Overhead lighting shall be provided at the 2 driveways, if not existing, to illuminate the entrances/intersections. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

Off-Site Mitigation

Prior to opening for business, the applicant shall also pay an impact fee of \$ 11,717.60 toward the State Infrastructure Bank Loan obtained by the City of Augusta improvements to the capacity/level of service or safety of the section of Western Avenue from intersection of Edison Drive to the Manchester Town Line.

Maine Traffic Resources has conducted a field review and found that all on-site mitigation, outlined above, was performed as detailed in the TMP. It is understood that Northland Enterprises has sent a check, payable to the State Infrastructure Bank, to pay the impact fee.

To date, the 17,880 S.F. Goodwill and the 14,000 S.F. Bangor Savings Bank facility have been constructed as originally proposed. As such, those uses and the associated trips will be removed from the trip generation analysis since they were constructed exactly as planned. In addition, there is currently an 8,500 square foot retail building that houses a 3,000 S.F. US Cellular store, a 4,200 S.F. Men's Warehouse and a 1,300 S.F. Supercuts. Trip generation for this 8,500 S.F. retail building was estimated using the Institute of Transportation Engineers (ITE) "Trip Generation, 7th Edition" (the edition currently being used by MaineDOT for traffic permitting purposes). Both land use code 814 – Specialty Retail and 820 – Shopping Center were used for the analysis. The results are summarized in the following table:

Trip Generation for Existing 8,500 S.F. Retail Building

| <u>Time Period</u> | LUC 814 | LUC 820 |
|----------------------------|-------------------------|------------------------|
| | <u>Specialty Retail</u> | <u>Shopping Center</u> |
| Weekday | 376 | 366 |
| AM Peak Hour - Adj. Street | 9 | 9 |
| AM Peak Hour – Generator | 58 | 9 |
| PM Peak Hour - Adj. Street | 23 | 32 |
| PM Peak Hour – Generator | 43 | 32 |
| Saturday Peak Hour | 57 | 42 |

Since the building contains both retail uses and service (Supercuts) and since a small restaurant may locate in the remaining space, and since the specialty retail code yielded higher trip results, it will be used as the basis of this analysis to be conservative. The remaining trips approved for the site (less the Goodwill and Bangor Savings Bank) are shown below along with the higher specialty retail trip results:

ITE Projected Trip Generation (one-way trip ends)

| <u>Time Period</u> | <u>Approved Trips</u> | <u>8,500 S.F. Retail</u> | <u>Remaining Permitted Trips</u> |
|----------------------------|-----------------------|--------------------------|----------------------------------|
| Weekday | 978 | 376 | 602 |
| AM Peak Hour - Adj. Street | 74 | 9 | 65 |
| AM Peak Hour – Generator | 86 | 58 | 28 |
| PM Peak Hour - Adj. Street | 85 | 23 | 62 |
| PM Peak Hour – Generator | 132 | 43 | 89 |
| Saturday Peak Hour | 145 | 57 | 88 |

Trip generation for the proposed Starbucks was obtained from Maine Starbucks rates and by using the 7th Edition ITE report. The Maine Starbucks rates were obtained from trip generation counts performed at three existing Starbucks in Maine. Based upon these counts, Starbucks generate an average of 122 one-way trips during the AM peak hour of the generator. ITE LUC 934 – Fast-Food Restaurant with Drive-Through Window was used to estimate the other time periods based upon the proposed 2,000 square feet. The overall results are shown in the following table along with the remaining approved trips:

| <u>Time Period</u> | Projected Trip Generation (one-way trip ends) | | |
|----------------------------|--|----------------------------------|------------------|
| | <u>Starbucks Trips</u> | <u>Remaining Permitted Trips</u> | <u>New Trips</u> |
| Weekday | 992 | 602 | + 390 |
| AM Peak Hour - Adj. Street | 122 | 65 | + 57 |
| AM Peak Hour – Generator | 122 | 28 | + 94 |
| PM Peak Hour - Adj. Street | 69 | 62 | + 7 |
| PM Peak Hour – Generator | 93 | 89 | + 4 |
| Saturday Peak Hour | 118 | 88 | + 30 |

As can be seen above table, the proposed Starbucks will exceed the previously approved trip levels during all peak hour periods by a range of 4 to 94 one-way trips. Since the new trip generation will not exceed the 100-trip threshold neither a new TMP nor a modification of the existing TMP should be required. It is also important to point out that the analysis was based upon the higher trip generation results obtained using the Specialty Retail code. If the shopping center code, which was used in the TMP application process, was used for the retail uses the results would be less and the associated increase due to the Starbucks would be less than that shown above. Also, no credit has been taken for any shared trips between uses in Journal Square, again providing conservative results.

Can you review this trip generation to assure that you agree with the analysis results and my finding that neither a TMP nor a modification of the existing TMP is required for the proposed Starbucks at Journal Square? As always, thanks for your assistance and please do not hesitate to call me if you have any questions or need any additional information regarding the Starbucks project.



Sincerely,

Diane W. Morabito

Diane W. Morabito, P.E. PTOE
President

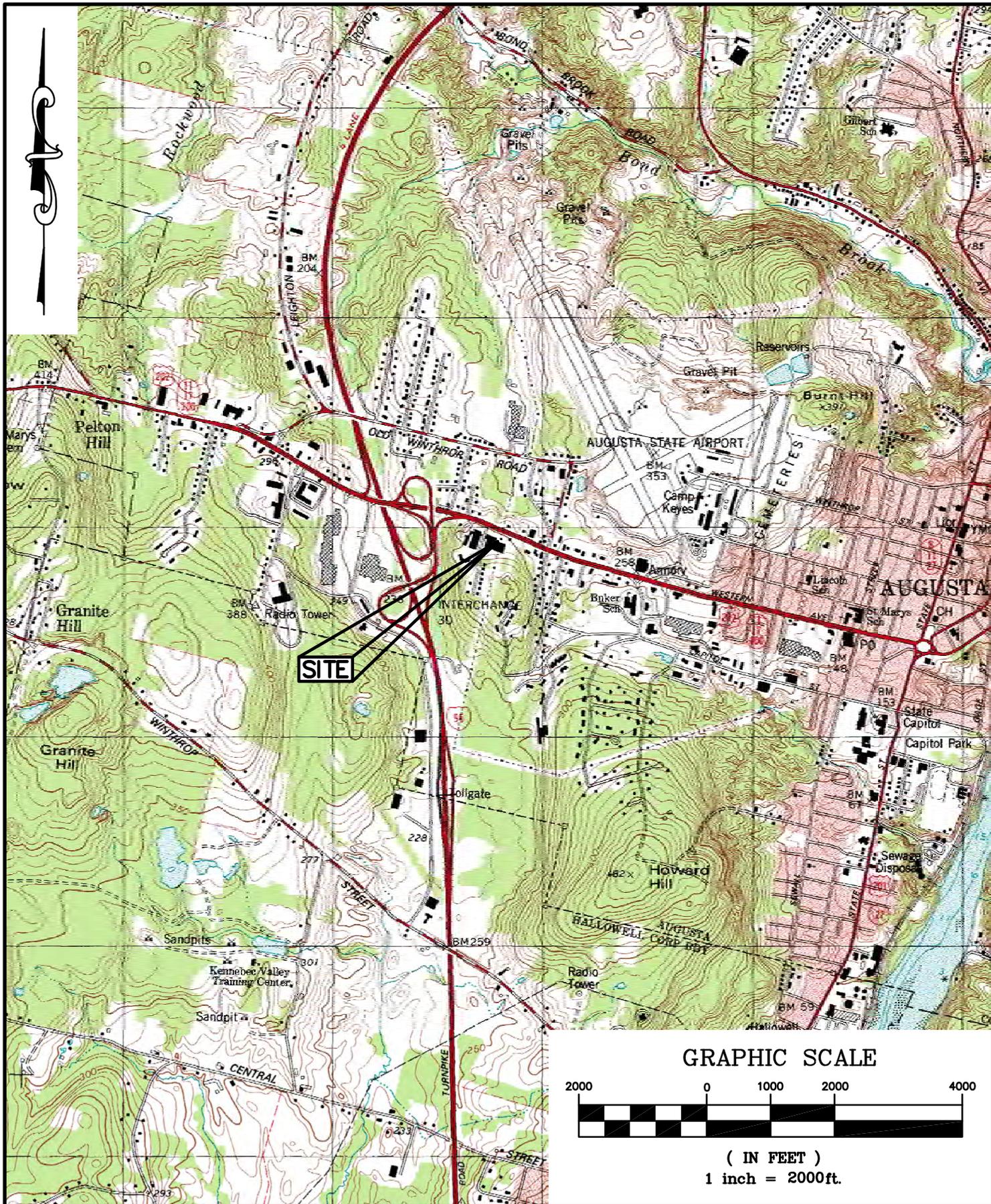
cc: Curt Neufeld, Sitelines
Josh Benthien, Northland Enterprises

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

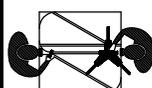
Attachment D

Supporting Graphics

This attachment includes supporting materials and graphics for the application. An excerpt of the applicable USGS 7.5 minute quadrangle map and photographs of the existing development are provided for reference.



SHEET: 1 OF 1



SITELINES
ENGINEERS PLANNERS

8 CUMBERLAND ST. BRUNSWICK, ME 04011
(207) 725-1200 FAX 725-1114

LOCATION MAP

PROPOSED STARBUCKS
5 SENATOR WAY
AUGUSTA, MAINE

DATE: 11/4/14

SCALE: 1" = 2000'

JOB: 1913.04

FILE: 1913.04-USGS

**PROPOSED STARBUCKS
5 SENATOR WAY, AUGUSTA, MAINE
Existing Conditions**



Photo 1 – Existing Multi-Tenant Building



Photo 2 – Existing Multi-Tenant Building

**PROPOSED STARBUCKS
5 SENATOR WAY, AUGUSTA, MAINE
Existing Conditions**



Photo 3 – Side of Multi-Tenant Building Adjacent to Proposed Starbucks



Photo 4 – Vacant Area to be used for Proposed Development

**PROPOSED STARBUCKS
5 SENATOR WAY, AUGUSTA, MAINE
Existing Conditions**



Photo 5 – Slope Along Backside of Vacant Area

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment E
Right, Title, and Interest

A copy of the current deed is included with this attachment.

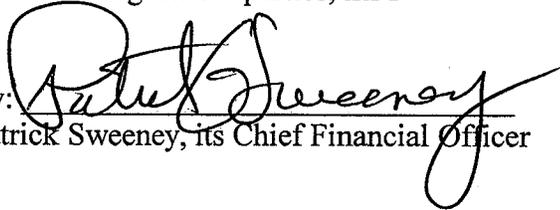
QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS THAT **MTM AUGUSTA PROPERTIES, LLC**, a Maine limited liability company with a principal place of business in Portland, Cumberland County, Maine, for consideration paid, grants to **SWEETWATER PARTNERS, LLC**, a Maine limited liability company with a place of business c/o Northland Enterprises, LLC, One City Center, Portland, Maine 04101 with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, situated in the City of Augusta, County of Kennebec, and State of Maine more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **MTM AUGUSTA PROPERTIES, LLC** has caused this instrument to be signed and sealed this 10th day of November, 2011.

WITNESS:

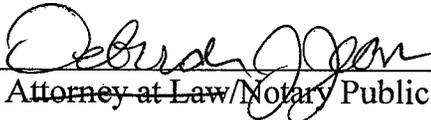
MaineToday Media, Inc., sole member and manager
of MTM Augusta Properties, LLC

By: 
Patrick Sweeney, its Chief Financial Officer

STATE OF MAINE
COUNTY OF CUMBERLAND

November 10th, 2011

Then personally appeared the above named Patrick Sweeney, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said MTM Augusta Properties, LLC, before me.


Attorney at Law/Notary Public

Printed Name

DEBORAH J. JEAN
Notary Public, Maine
My Commission Expires April 6, 2018

EXHIBIT A

274 Western Avenue, Augusta, Maine

Parcel A

A certain lot or parcel of land with the improvements thereon situate southwesterly of Western Avenue, so-called, and southeasterly of Senator Way, formerly known as Storey Street, in the City of Augusta, Kennebec County, State of Maine, and being bounded and described as follows:

Beginning on the southwesterly right-of-way line of said Western Avenue as shown on a plan entitled "Maine State Highway Commission, Right of Way Map, State Highway '15' Augusta, Kennebec County, Federal Aid Project No. T-99-12(3) Phase II, Part I, Part 2," dated October 1971, S.H.C. File No. 6-166, at the southeasterly right-of-way line of Senator Way, formerly known as Storey Street, reference deed recorded in Kennebec County Registry of Deeds in Book 997, Page 283, all as shown on a plan entitled "Plan of Standard Boundary Survey, Guy Gannett Publishing Co., Western Avenue & Storey Street, Augusta, Maine," dated February 1993, drawings 1 and 2 of 2, by Thayer Engineering Company, Farmingdale, Maine;

Thence S 53° 41' 39" E along the southwesterly right-of-way line of said Western Avenue a distance of 29.72 feet to $\frac{3}{4}$ inch iron rod set capped "Thayer";

Thence S 49° 35' 56" along the southwesterly right-of-way line of said Western Avenue a distance of 161.12 feet to $\frac{3}{4}$ -inch iron rod set capped "Thayer";

Thence S 51° 36' 19" E along the southwesterly right-of-way line of said Western Avenue a distance of 6.47 feet to $\frac{3}{4}$ -inch iron rod set capped "Thayer" and the northerly corner of land now or formerly of one Boucher, reference deed recorded in said Registry of Deeds in Book 3452, Page 204;

Thence S 32° 28' 50" W along the northwesterly line of said land of Boucher a distance of 109.93 feet to a 1-inch iron rod found;

Thence S 49° 34' 48" E along the southwesterly line of said land of Boucher a distance of 184.56 feet to a 1-inch iron rod found;

Thence N 59° 21' 08" E along the southeasterly line of said land of Boucher a distance of 124.07 feet to a point and the southwesterly right-of-way line of said Western Avenue, said point being S 59° 21' 08" W and 2.98 feet from a 1-inch iron rod found;

Thence S 51° 36' 19" E along the southwesterly right-of-way line of said Western Avenue a distance of 100.79 feet to ¾-inch iron pipe found and the northerly corner of land now or formerly of Fleet Bank of Maine, reference deed recorded in said Registry of Deeds in Book 4222, Page 340;

Thence S 31° 25' 53" W along the northwesterly line of said land now or formerly of Fleet Bank of Maine marked in part by a stone wall a distance of 452.65 feet;

Thence S 30° 41' 55" W along the northwesterly line of said land now or formerly of Fleet Bank of Maine and along the northwesterly line of land now or formerly of Orchard Hill Associates, reference deed recorded in said Registry of Deeds in Book 2140, Page 40, marked in part by a stone wall a distance of 1,241.12 feet to a point and the northeasterly line of land now or formerly of Gardiner Savings Institution, FSB, reference deed recorded in said Registry of Deeds in Book 4076, Page 1, said point being N 61° 10' 09" W and 2.21 feet from a 5/8-inch iron rod found;

Thence N 61° 10' 09" W along the northeasterly line of said land now or formerly of Gardiner Savings Institution, FSB, a distance of 81.80 feet to a 5/8-inch iron rod found capped "Coffin";

Thence S 31° 01' 40" W along the northwesterly line of said land now or formerly of Gardiner Savings Institution, FSB, a distance of 341.60 feet to a 5/8-inch iron rod found in a stone wall capped "Coffin" and the northeasterly line of land now or formerly of Maine Turnpike Authority, reference deeds recorded in said Registry of Deeds in Book 983, Page 49, Book 983, Page 50, Book 983, Page 58 and Book 983, Page 59;

Thence N 60° 00' 03" W along the northeasterly line of said land now or formerly of Maine Turnpike Authority marked in part by said stone wall a distance of 245.21 feet to a ¾-inch iron rod in drill hole set capped "Thayer" at the northwesterly end of said stone wall and the southeasterly line of land now or formerly of Senator Corp., reference deed recorded in said Registry of Deeds in Book 2015, Page 160, said land of Senator Corp. being shown on plan entitled "Storey Street Subdivision - Augusta, Maine, Development by Capital Development Co., Portland, Maine," dated October 15, 1959, recorded in said Registry of Deeds in Plan Book 22, Pages 54 and 55;

Thence N 30° 45' 11" E along the southeasterly line of said land of Senator Corp., the southeasterly line of land now or formerly of one Callahan, reference deed recorded in said Registry of Deeds in Book 3844, Page 61, the southeasterly line of land now or formerly of one Blethen, reference deed recorded in said Registry of Deeds in Book 1588, Page 867, the southeasterly line of land now or formerly of one Rodrigue and Laplante, reference deed recorded in said Registry of Deeds in Book 3764, Page 13, the southeasterly line of land now or formerly of one Gardella, reference deed recorded in said Registry of Deeds in Book 2195, Page 270, the southeasterly line of land now or formerly of one Fortier, reference deed

recorded in said Registry of Deeds in Book 3146, Page 294, the southeasterly line of land now or formerly of one Vogt, reference deed recorded in said Registry of Deeds in Book 2797, Page 260, and the southeasterly line of land now or formerly of one Weymouth, reference deed recorded in said Registry of Deeds in Book 1685, Page 68, being along the southeasterly lines of lots shown on said Storey Street Subdivision plan, a distance of 1,565.29 feet to the base of a 1-inch iron pipe found;

Thence N 51° 08' 36" W along the northeasterly line of said land of Weymouth and along the northwesterly right-of-way line of Senator Way, formerly known as Storey Street, as shown on said Storey Street Subdivision plan a distance of 289.00 feet to a 3/4-inch iron rod set in pavement;

Thence N 39° 42' 13" E along the southeasterly right-of-way line of Senator Way, formerly known as Storey Street, a distance of 502.87 feet;

Thence S 48° 51' 48" E along the southwesterly right-of-way line of Senator Way, formerly known as Storey Street, a distance of 2.00 feet;

Thence N 39° 42' 13" E along the southeasterly right-of-way line of Senator Way, formerly known as Storey Street, a distance of 5.00 feet to a point;

Thence in a general northeasterly direction along the southeasterly right-of-way line of Senator Way, formerly known as Storey Street, along a curve to the right having a radius of 18.00 feet through a central angle of 36° 29' 13" an arc distance of 11.46 feet to the point of beginning, said point being N 57° 56' 49" E and a chord distance of 11.27 feet from the last mentioned point.

Subject to easements as described in a deed of Guy Gannett Publishing Co. to Central Maine Power Company, dated March 7, 1960, recorded in Kennebec County Registry of Deeds in Book 1181, Page 152.

Reference is made to grading and slope easements of City of Augusta along Senator Way, formerly known as Storey Street, as set forth in a deed of William C. Sellar to City of Augusta, dated November 6, 1958, recorded in Kennebec County Registry of Deeds in Book 1134, Page 334.

Reference is made to areas of grading rights and to an area of a guy wire easement of State of Maine, both along Western Avenue and shown on said plan entitled "Maine State Highway Commission, Right of Way Map, State Highway '15', Augusta, Kennebec County, Federal Aid Project No. T-99-12(3) Phase II, Part I, Part 2", dated October 1971, S.H.C. File No. 6-166.

Reference is made to a septic system right southerly of said Boucher lot reserved in a deed of Esso Standard Oil Company to Guy Gannett Publishing Company, dated October 22, 1959, recorded in Kennebec County Registry of Deeds in Book 1171, Page 485.

Reference is made to said plan entitled "Plan of Standard Boundary Survey, Guy Gannett Publishing Co., Western Avenue & Storey Street, Augusta, Maine", dated February 1993, drawings 1 and 2 of 2, by Thayer Engineering Company, Farmingdale, Maine.

Excepting from the above described premises the land described in deed from Blethen Maine Newspapers, Inc. to Augusta Crossing, LLC dated November 16, 2006, and recorded in the Kennebec County Registry of Deeds in Book 9156, Page 63.

Parcel B

I. Description of Area 4A

A certain lot or parcel of land situated southerly of, but not adjacent to, Western Avenue (aka Route 202) in the City of Augusta, County of Kennebec and State of Maine, said parcel being shown as Area 4A on a plan entitled "Land Transfer Plan of Blethen Maine Newspapers, Inc. dated October 2, 2006 by Sebago Technics, Inc., Westbrook, Maine, STI job number 02324, recorded in the Kennebec County Registry of Deeds in Plan Book 2006, Page 253, hereinafter referred to as the plan, said lot or parcel of land being more particularly bounded and described as follows:

Being at a point of the northwest corner of land formerly of Bittues by a deed recorded in said registry in Book 5457, Page 293, said point also being near a 1-inch iron pipe, 18 inches above grade as shown on the plan;

Thence S 13°-12'-09" W, on and along the westerly line of said land formerly of Bittues, a distance of 67.13 feet to a point;

Thence southwesterly along a curve to the right, an arc distance of 6.99 feet to a point, said curve having a radius of 288.0 feet and a chord bearing of a distance of S 89°-33'-32" W, 6.99 feet;

Thence northwesterly along a curve to the right, an arc distance of 66.46 feet to a point, at the southwest corner of Area 3 as shown on the plan, said curve having a radius of 43.0 feet to a chord bearing of a distance of N 45°-28'-00" W, 60.04 feet; Thence N 70°-18'-51" E, by and along the southerly line of Area 3, a distance of 69.17 feet to the POINT OF BEGINNING;

II. Description of Area 4B

A certain lot or parcel of land situated southerly of, but not adjacent to, Western Avenue (aka Route 202) in the City of Augusta, County of Kennebec and State of Maine, said parcel being shown as Area 4B on, a plan entitled "Land Transfer Plan of Blethen Maine Newspapers, Inc. dated October 2, 2006 by Sebago Technics, Inc., Westbrook, Maine, STI job number 02324, recorded in the Kennebec County Registry of Deeds in Plan Book 2006, Page 253, hereinafter referred to as the plan, said lot or parcel of land being more particularly bounded and described as follows:

Being at a point of the northwest corner of land formerly of Bittues by a deed recorded in said registry in Book 5457, Page 293, said point also being near a 1-inch iron pipe, 18 inches above grade as shown on the plan;

Thence S 68°-41'-36" E, by and along the northerly line of said land formerly of Bittues, a distance of 122.59 feet to a point;

Thence southwesterly passing through said land formerly of Bittues, along a curve to the left, an arc distance of 46.56 feet to a point, said curve having a radius 208 feet and a chord bearing and of a distance of S 81°-25'-26" W, 46.46 feet;

Thence S 75°-00'-41" W, a distance of 25.17 feet to a point;

Thence southwesterly along a curve to the right, an arc distance of 59.85 feet to a point, at the southeasterly corner of Area 4A as shown on the plan, said curve having a radius of 288.0 feet and a chord bearing of a distance of S 82°-54'-36" W, 59.74 feet;

Thence N 13°-12'-09" E, by and along the easterly line of Area 4A, a distance of 67.13 feet to the POINT OF BEGINNING.

Being a parcel of land shown on the plan as "Area 4B-Portion of PDNED to be Conveyed to Blethen Maine Newspapers, Inc."

TOGETHER WITH the rights, and subject to the terms and conditions, of that certain Easement Agreement by and between PDNED Augusta Crossing, LLC and Blethen Maine Newspapers, Inc. dated November 21, 2006 and recorded in the Kennebec County Registry of Deeds in Book 9156, Page 70.

TOGETHER WITH the rights, and subject to the terms and conditions, of that certain Easement Agreement by and among PDNED Augusta Crossing, LLC, Senator Corporation,

and Blethen Maine Newspapers dated November 21, 2006 and recorded in the Kennebec County Registry of Deeds in Book 9156, Page 122.

Parcel C

A certain lot or parcel of land situated southerly of, but not adjacent to, Western Avenue (aka Route 202) in the City of Augusta, County of Kennebec and State of Maine, said parcel being shown as Area 3 on a plan entitled "Land Transfer Plan of Blethen Maine Newspapers, Inc. dated October 2, 2006 by Sebago Technics, Inc., Westbrook, Maine, STI job number 02324, recorded in the Kennebec County Registry of Deeds as Plan Book 2006, Page 253, hereinafter referred to as the plan, said lot or parcel of land being more particularly bounded and described as follows:

Being at point of the northwest corner of land formerly of said Bittues by a deed recorded in said registry in Book 5457, Page 295, said point also being near a 1- inch iron pipe, 18 inches above grade as shown on the plan;

Thence S 70°-18'-51" W, a distance of 69.17 feet to a point;

Thence N 06°-42'-22" W, a distance of 51.39 feet to a point in the southerly line of land now or formerly of Blethen Maine Newspapers, Inc.;

Thence S 68°-41'-36" E, by and along the southerly line of land now or formerly of said Blethen Maine Newspapers, Inc, a distance of 76.34 feet to the POINT OF BEGINNING.

Meaning and intending to describe a parcel of land shown on the plan as "Area 3 - Portion of Story Street to be Retained by Blethen Maine Newspapers, Inc. Upon Street Discontinuance".

Bearings herein are referenced to Grid North as noted on the plan.

Meaning and intending to convey and hereby conveying the same premises conveyed to MTM Augusta Properties, LLC by Deed of Blethen Maine Newspapers, Inc., dated June 15, 2009 and recorded in the Kennebec County Registry of Deeds in Book 10112, Page 70.

The above-described premises were surveyed by Sitelines, as shown on an ALTA/ACSM Land Title Survey of Land of MTM Augusta Properties, LLC, 274 Western Avenue, Augusta, ME for Sweetwater Partners, LLC dated November 7, 2011 to be recorded in the Kennebec County Registry of Deeds, and the Grantor conveys **all right, title and interest** in and to the metes and bounds description as follows:

A certain lot or parcel of land situated southerly side of Western Avenue (aka Route 202), in the

City of Augusta, County of Kennebec and State of Maine, being more particularly bounded and described as follows:

BEGINNING at a point in the southwesterly sideline of said Western Ave. at the northeasterly most corner of land now or formerly of Irving Oil Corporation (Book 5097, Page 157);

THENCE S 69° 07' 06" E along the southwesterly sideline of said Western Avenue, a distance of 23.35 feet to a point on the westerly sideline of Crossing Way;

THENCE S 11° 31' 43" W along the westerly sideline of said Crossing Way, a distance of 210.85 feet to an angle point;

THENCE S 13° 20' 49" W along the westerly sideline of said Crossing Way, a distance of 85.21 feet to a point;

THENCE in a generally southwesterly direction, along the northwesterly sideline of said Crossing Way, being a 170.00 foot radius curve to the right, an arc distance of 120.39 feet to a point of tangency;

THENCE S 53° 55' 16" W along the northwesterly sideline of said Crossing Way, a distance of 14.42 feet to a point of curvature;

THENCE in a generally westerly direction, along the northerly sideline of said Crossing Way, being a 153.00 foot radius curve to the right, an arc distance of 131.95 feet to a point of tangency;

THENCE N 76° 40' 03" W along the northerly sideline of said Crossing Way, a distance of 98.17 feet to a point of curvature;

THENCE in a generally westerly direction, along the northerly sideline of said Crossing Way, being a 208.00 foot radius curve to the left, an arc distance of 102.81 feet to a point of tangency;

THENCE S 75° 00' 41" W along the northerly sideline of said Crossing Way, a distance of 25.17 feet to a point of curvature;

THENCE in a generally westerly direction, along the northerly sideline of said Crossing Way, being a 288.00 foot radius curve to the right, an arc distance of 66.84 feet to a point of compound curvature. Said curve having a chord bearing of S 83° 36' 19" W and a length of 66.69 feet;

THENCE in a generally northwesterly and northerly direction, along the northeasterly sideline of said Crossing Way, being a 43.00 foot radius curve to the right, an arc distance of 66.46 feet to a point of tangency on the easterly sideline of Senator Way;

THENCE N 6° 42' 22" W along the easterly sideline of said Senator Way, a distance of 71.05

feet to a point of curvature;

THENCE in a generally northerly direction, along the easterly sideline of said Senator Way, being a 245.00 foot radius curve to the right, an arc distance of 109.06 feet to a point. Said curve having a chord bearing of N 13° 49' 32" E and a length of 108.12 feet;

THENCE N 67° 50' 47" W along the northeasterly sideline of said Senator Way, a distance of 5.47 feet to an angle point;

THENCE N 22° 07' 58" E along the southeasterly sideline of said Senator Way, a distance of 301.25 feet to an angle point;

THENCE N 35° 45' 43" E along the southeasterly sideline of said Senator Way, a distance of 54.08 feet to an angle point;

THENCE S 68° 10' 54" E along the southwesterly sideline of said Senator Way, a distance of 18.48 feet to an angle point;

THENCE N 22° 51' 35" E along the southeasterly sideline of said Senator Way, a distance of 41.52 feet to a point on the southwesterly sideline of said Western Avenue;

THENCE S 71° 18' 21" E along the southwesterly sideline of said Western Avenue, a distance of 3.75 feet to an angle point;

THENCE S 67° 08' 25" E along the southwesterly sideline of said Western Avenue, a distance of 161.13 feet to an angle point;

THENCE S 69° 07' 06" E along the southwesterly sideline of said Western Avenue, a distance of 6.47 feet to the northwesterly most corner of land of said Irving Oil Corporation;

THENCE S 14° 55' 50" W along the westerly line of said Irving Oil Corporation, a distance of 109.93 feet to a 1" rebar found;

THENCE S 67° 07' 48" E along the southwesterly line of said Irving Oil Corporation, a distance of 184.56 feet to a 1" rebar found;

THENCE N 41° 48' 08" E along the southeasterly line of said Irving Oil Corporation, a distance of 123.90 feet to the POINT OF BEGINNING;

Containing 230,130± sq. ft. (5.28± acres)

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment F
Existing Permits

The existing permits for the development from the Maine Department of Environmental Protection and Maine Department of Transportation are enclosed for reference.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION
AUGUSTA, ME 04333

DEPARTMENT ORDER
IN THE MATTER OF

SWEETWATER PARTNERS, LLC) SITE LOCATION OF DEVELOPMENT ACT
Augusta, Kennebec County)
RETAIL BUILDING CONSOLIDATION) MINOR REVISION
L-25585-23-C-M) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Sections 481 et seq., the Department of Environmental Protection has considered the application of SWEETWATER PARTNERS, LLC with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History of Project: In Department Order #L-25585-23-A-N, dated March 19, 2012, the Department approved the redevelopment of the former Kennebec Journal property. The project consisted of four new commercial buildings: a 19,294-square foot retail outlet; a 5,624-square foot bank/office; a 6,000-square foot retail/restaurant building; and a 5,000-square foot retail building. In Department Order #L-25585-23-B-M, dated August 7, 2012, the Department approved a modification to the location of the 6,000-square foot retail/restaurant building and the development's stormwater management plan. The project site is located on the south side of Western Avenue (Route 202) in the City of Augusta.

B. Summary: The applicant (formerly known as Northland Enterprises, LLC) proposes to consolidate the 6,000-square foot retail/restaurant building and the 5,000-square foot retail building into one 11,160-square foot multi-tenant building. The proposed building will include 3,000-square foot and 5,000-square foot retail spaces and a 2,200-square foot restaurant with the remainder of the space serving as a common utility/storage area. Impervious area will be decreased by 2,000 square feet as a result of the proposed project. The project is shown on a plan entitled "Post-Development Watershed Plan," prepared by Sitalines, PA, and dated September 28, 2012.

C. Current Use of Site: The site of the proposed project is comprised of 5.28 acres and contains existing structures and paved areas. Two of the four permitted buildings are constructed.

2. STORMWATER MANAGEMENT:

The applicant stated that stormwater from the proposed consolidated building will be collected by internal roof drains and conveyed to a bioretention cell, which was approved in Department Order #L-25585-23-B-M. No change in drainage patterns or locations of treatment areas will occur as a result of the proposed project.

The proposed project was reviewed and approved by the Department's Division of Watershed Management (DWM) pursuant to 38 M.R.S. A. § 420-D. DWM commented that all requirements of the Stormwater Management Law and the Site Location of Development Law have been met due to the fact that the total impervious area will be decreased by 2,000 square feet and the fact that all stormwater will be appropriately conveyed to and treated by the permitted bioretention cell.

Based on the stormwater system's design and DWM's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic, General, Urban Impaired Stream, and Flooding standards.

3. OTHER CONSIDERATIONS:

The proposed project is a minor change and will not significantly affect any other issues identified during previous Department reviews of the project site.

Based on its review of the application, the Department finds the requested minor revision to be in accordance with all relevant Departmental standards. All other findings of fact, conclusions and conditions remain as approved in Department Order #L-25585-23-A-N, and subsequent orders.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.
- C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.

- D. The proposed development meets the standards for storm water management in Section 420-D and the standard for erosion and sedimentation control in Section 420-C.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities and solid waste disposal required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities in the municipality or area served by those services.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of SWEETWATER PARTNERS, LLC to consolidate two permitted buildings into one multi-tenant building as described in Finding 1, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

- 4. All other Findings of Fact, Conclusions and Conditions remain as approved in Department Order #L-25585-23-A-N, and subsequent orders, and are incorporated herein.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 30th DAY OF October, 2012.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: Michael Kuhns for
Patricia W. Aho, Commissioner



PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

BC/L25585CM/ATS#75276

Department of Environmental Protection
SITE LOCATION OF DEVELOPMENT (SITE)
STANDARD CONDITIONS

- A. Approval of Variations from Plans.** The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited without prior approval of the Board, and the applicant shall include deed restrictions to that effect.
- B. Compliance with All Applicable Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Compliance with All Terms and Conditions of Approval.** The applicant shall submit all reports and information requested by the Board or the Department demonstrating that the applicant has complied or will comply with all preconstruction terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- D. Advertising.** Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- E. Transfer of Development.** Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
- F. Time frame for approvals.** If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- G. Approval Included in Contract Bids.** A copy of this approval must be included in or attached to all contract bid specifications for the development.
- H. Approval Shown to Contractors.** Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

(2/81)/Revised December 27, 2011

STORMWATER STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

- (1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S.A. §420-D(8) and is subject to penalties under 38 M.R.S.A. §349.
- (2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- (3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- (4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.
- (5) Time frame for approvals. If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- (6) Certification. Contracts must specify that "all work is to comply with the conditions of the Stormwater Permit." Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this

approval with the conditions by the developer, and the owner and each contractor and subcontractor has certified, on a form provided by the department, that the approval and conditions have been received and read, and that the work will be carried out in accordance with the approval and conditions. Completed certification forms must be forwarded to the department.

- (7) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the department.
- (8) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.
 - (a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - (b) All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the facilities.
 - (c) The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained.
- (9) Severability. The invalidity or unenforceability of any provision, or part thereof, of this permit shall not affect the remainder of the provision or any other provisions. This permit shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

November 16, 2005 (revised December 27, 2011)



DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: March 2012

Contact: (207) 287-2811

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's ("DEP") Commissioner: (1) in an administrative process before the Board of Environmental Protection ("Board"); or (2) in a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S.A. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S.A. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S.A. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This INFORMATION SHEET, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S.A. §§ 341-D(4) & 346, the *Maine Administrative Procedure Act*, 5 M.R.S.A. § 11001, and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 CMR 2 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days of the date on which the Commissioner's decision was filed with the Board will be rejected.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by the Board's receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner a copy of the appeal documents and if the person appealing is not the applicant in the license proceeding at issue the applicant must also be sent a copy of the appeal documents. All of the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

Appeal materials must contain the following information at the time submitted:

1. *Aggrieved Status.* The appeal must explain how the person filing the appeal has standing to maintain an appeal. This requires an explanation of how the person filing the appeal may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error.* Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge.* If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.
6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing on the appeal is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.
7. *New or additional evidence to be offered.* The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered by the Board in an appeal only when the evidence is relevant and material and that the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed the license normally remains in effect pending the processing of the appeal. A license holder may proceed with a project pending the outcome of an appeal but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge receipt of an appeal, including the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, and any materials submitted in response to the appeal will be sent to Board members with a recommendation from DEP staff. Persons filing appeals and interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, a license holder, and interested persons of its decision.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2; 5 M.R.S.A. § 11001; & M.R. Civ. P 80C. A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. Failure to file a timely appeal will result in the Board's or the Commissioner's decision becoming final.

An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S.A. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452 or for judicial appeals contact the court clerk's office in which your appeal will be filed.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

Applicant: Northland Enterprises
Project Location: Southern side of Western Avenue, between Senator Way and Crossing Way
Augusta, Maine
Augusta Tax Map 84, Lot 6
Project: Commercial Redevelopment of the former Kennebec Journal site.
Identification #: Reg. 02-00071-A-N
Permit Category: >200 PCE
Traffic Engineer: Maine Traffic Resources
Attn: Diane W. Morabito, P.E. PTOE
25 Vine Street
Gardiner, ME 04345
(207) 582-5252

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of MaineDOT's Regulations, the Department of Transportation has considered the application of Northland Enterprises with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The applicant proposes the redevelopment of the former site of the Kennebec Journal. The proposed redevelopment would include a bank headquarters with a bank branch office, a new Goodwill Store and two other spaces for retail or restaurant uses. The site would be accessed by a 30 foot wide entrance with an ingress lane and a left turn only exit on Senator Way, and a 32 foot wide entrance with an ingress lane and a through/left turn egress lane onto Crossing Way. The redevelopment is expected to generate 174 AM and 288 PM weekday peak hour trip ends and 316 Saturday peak hour trip ends.

Findings

Based on a review of the files and related information, MaineDOT approves the Traffic Movement Permit Application of the City of Augusta subject to the following conditions:

MITIGATION

The following mitigation is intended to describe that conceptually shown on: "Site Layout Plan Map 84, Lot 6", dated August 12, 2011, last revised October 21, 2001 prepared by Sitelines, PA. If the descriptions contained herein conflict with the plans, these descriptions shall take precedence over the plans. Not all of the mitigation discussed herein maybe shown on that or any plan. The following mitigation shall be constructed or implemented to MaineDOT's satisfaction prior to the opening of the facility, unless otherwise approved.

On-Site Mitigation



PRINTED ON RECYCLED PAPER

- A. A single driveway with a single ingress lane, and a single left turn only egress lane to Senator Way. Install a “Stop” sign, and stop line.
- B. A single driveway with a single ingress lane, and a single through/left egress lane to Crossing Way. This driveway will also include a crosswalk across Crossing Way with all associated pavement markings and signs.
- C. Overhead lighting shall be provided at the 2 driveways, if not existing, to illuminate the entrances / intersections. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

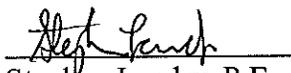
Off-Site Mitigation

Prior to opening for business, the applicant shall also pay an impact fee of \$11,717.60 toward the State Infrastructure Bank Loan obtained by the City of Augusta improvements to the capacity/level of service or safety of the section of Western Avenue from intersection of Edison Drive to the Manchester Town Line.

Overall

- A. Provide all necessary auxiliary signs, striping and pavement markings to implement the improvements described herein according to State of Maine and/or National standards.
- B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State’s “Installations and Obstructions” law. No signage or plantings shall be allowed within the “clear zone” if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: “On-Premise Signs”.
- C. If the specific uses identified in this permit are revised or the number of permitted uses is exceeded, the applicant shall request in writing from the department a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant. If the permitted uses are determined to generate less traffic than the permitted traffic, the applicant may request the required mitigation be reevaluated and potentially reduced in size and scope.

By:


Stephen Landry, P.E.
Assistant State Traffic Engineer

Date: 1/10/12

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment G
Lighting Information

Product information for the proposed wall pack units on the Starbucks building are enclosed for reference.

LAREDO SERIES

LNC2

| | |
|-------|------|
| Cat.# | |
| Job | Type |



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

The compact Laredo LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting height of 12-15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to provide optimum performance and long life. Powder paint finish provides durability in outdoor environments.

Optics/Electrical:

Class 2 electronic drivers (single in 12L units and dual in 18L units) feature 120-277V, 50/60 Hz input for universal usage with >90% power factor and <20% Total Harmonic Distortion (THD), 0-10V dimming 120-277V only.

LED(s) CCT:

3000K CCT nominal – 80 CRI, 4200K CCT nominal – 70 CRI, 5100K CCT nominal – 67 CRI

29 input watts, 12 LEDs deliver 2420 lumens with 85 LPW efficiency at 5100K CCT

45 input watts 18 LEDs deliver 3311 lumens at 78 LPW efficiency at 5100K CCT

Minimum operating temperature is -40°C/-40°F

Optical:

Cut-off Type III and IV distributions with individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency. Acrylic diffuser included where reduced LED brightness is desired.

Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values.

Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU.

Listings:

- DLC Qualified, Consult DLC website for more details: <http://www.designlights.org/QPL>
- Listed to UL 1598 for use in wet locations, 40° C ambient environments. 25°C for 347V.

Options:

Button photocontrol for dusk to dawn energy savings

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

- IES Progress Award Winner - 2013
- Building Operating Management 2014 Top Products Award - LNC2-18LU

PRODUCT IMAGE(S)



LNC2-12LU

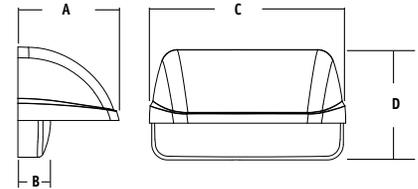


LNC2-18LU



With diffuser

DIMENSIONS



| A | B | C | D | Weight |
|----------|---------|----------|----------|----------|
| 6.25" | 1.6" | 10.25" | 5.6" | 7.0 lbs. |
| 158.7 mm | 40.2 mm | 260.4 mm | 142.2 mm | 3.2 kg |

SHIPPING INFORMATION

| Catalog Number | G.W(kg)/CTN | Carton Dimensions | | | Carton Qty. per Master Pack |
|----------------|-------------|-------------------|-----------------|------------------|-----------------------------|
| | | Length Inch (cm) | Width Inch (cm) | Height Inch (cm) | |
| LNC2-12LU | 14.3 (6.5) | 14.5 (37) | 11.4 (29) | 8.4 (21.5) | 2 |
| LNC2-18LU | 14.8 (6.7) | 14.9 (38) | 11.4 (29) | 8.4 (21.5) | 2 |

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION

ORDERING EXAMPLE: LNC2-12LU-5K-3-1

| SERIES | NUMBER OF LEDS/SOURCE/VOLTAGE | CCT | IES DISTRIBUTION | FINISH | OPTIONS |
|------------------|--|--|------------------|------------|---|
| LNC2 Laredo LNC2 | 12LU 12 LEDs, 29w input, Universal voltage 120-277V | 3K 3000K nominal 80 CRI | 3 Type III | 1 Bronze | PC(X) Button photo-control, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V |
| | 18LU 18 LEDs, 45w input, Universal voltage 120-277V | 4K 4200K nominal 70 CRI | 4 Type IV | 2 Black | |
| | | 5K 5100K nominal 67 CRI | | 4 White | |
| | | AM¹ Amber (590 μm available for "Turtle Friendly"/observatory applications, 350 mA (consult factory) | | 5 Platinum | |

1 Amber LEDs only available on 18LU configurations, 350 mA only. Universal Voltage 120V-277V

REPLACEMENT PART

| CATALOG NUMBER | DESCRIPTION |
|----------------|--|
| 93044013 | Frosted comfort shield, improved uniformity with only 5% reduction |



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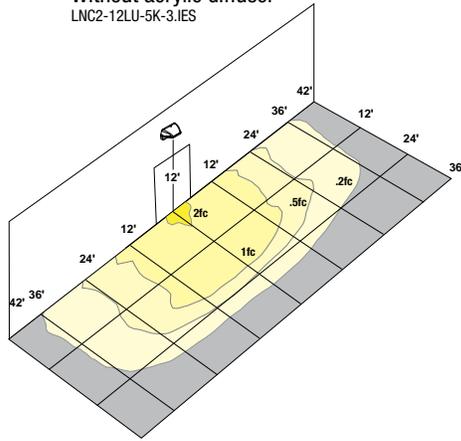
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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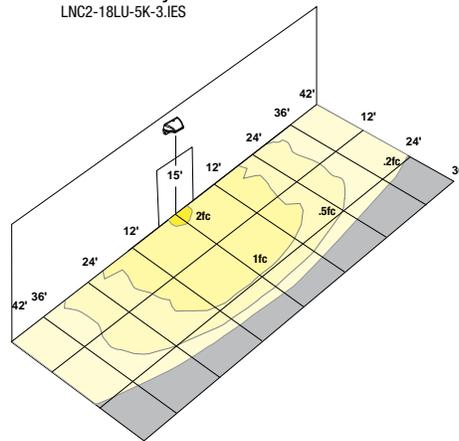
LAREDO LNC2-SPEC 3/14

PHOTOMETRICS

Without acrylic diffuser
LNC2-12LU-5K-3.IES



Without acrylic diffuser
LNC2-18LU-5K-3.IES



PERFORMANCE DATA

| # OF LEDS | DRIVE CURRENT | SYSTEM WATTS | DIST. TYPE | 5K (5100K nominal, 67 CRI) | | | | | 4K (4200K nominal, 70 CRI) | | | | | 3K (3000K nominal, 70 CRI) | | | | |
|-----------|-----------------|--------------|------------|-------------------------------|------------------|---|---|------|-------------------------------|------------------|---|---|------|-------------------------------|------------------|---|---|---|
| | | | | LUMENS | LPW ¹ | B | U | G | LUMENS | LPW ¹ | B | U | G | LUMENS | LPW ¹ | B | U | G |
| 12 | STD. (700mA) | 28.6w | 3 | 2420 | 85 | 1 | 0 | 1 | 2246 | 79 | 0 | 0 | 1 | 1824 | 64 | 0 | 0 | 1 |
| | | | 4 | 2485 | 87 | 0 | 0 | 1 | 2291 | 80 | 0 | 0 | 1 | 1776 | 62 | 0 | 0 | 1 |
| 44.5w | | 3 | 3311 | 74 | 1 | 0 | 1 | 3069 | 69 | 1 | 0 | 1 | 2522 | 57 | 1 | 0 | 1 | |
| | | 4 | 3602 | 81 | 1 | 0 | 1 | 3225 | 72 | 1 | 0 | 1 | 2518 | 57 | 0 | 0 | 1 | |

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PROJECTED LUMEN MAINTENANCE

| Ambient Temp. | OPERATING HOURS | | | | | |
|---------------|-----------------|--------|--------|-------------------------------------|---------|----------------|
| | 0 | 25,000 | 50,000 | TM-21-11 ¹ L96 60,000 | 100,000 | L70 (hours) |
| 25°C / 77°F | 1.00 | 0.98 | 0.97 | 0.96 | 0.95 | >791,000 |
| 40°C / 104°F | 0.99 | 0.98 | 0.96 | 0.96 | 0.94 | >635,000 |

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

| AMBIENT TEMPERATURE | | LUMEN MULTIPLIER |
|---------------------|--------|------------------|
| 0° C | 32° F | 1.02 |
| 10° C | 50° F | 1.01 |
| 20° C | 68° F | 1.00 |
| 25° C | 77° F | 1.00 |
| 30° C | 86° F | 1.00 |
| 40° C | 104° F | 0.99 |

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

ELECTRICAL DATA

| # OF LEDS | DRIVE CURRENT (mA) | INPUT VOLTAGE (V) | CURRENT (Amps) | SYSTEM POWER (w) |
|-----------|--------------------|-------------------|----------------|------------------|
| 12 | STD. (700mA) | 120 | 0.25 | 28.6 |
| | | 277 | 0.11 | 28.6 |
| 18 | | 120 | 0.37 | 44.5 |
| | | 277 | 0.18 | 44.5 |



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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LAREDLNC2-SPEC 3/14

LIGHTING FACTS

LNC2-12LU-4K-3

Hubbell Outdoor Lighting

LED lighting facts
A Program of the U.S. DOE

| | |
|----------------------------|-------|
| Light Output (Lumens) | 2186 |
| Watts | 28.61 |
| Lumens per Watt (Efficacy) | 76 |

| | |
|---|----|
| Color Accuracy Color Rendering Index (CRI) | 76 |
|---|----|

Light Color
Correlated Color Temperature (CCT) **4020 (Bright White)**

Warm White Bright White Daylight

2700K 3000K 4500K 6500K

Warranty** **Yes**

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008 Approved Method for the Binomial and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

** See www.lightingfacts.com/products for details.

Registration Number: A296-YA2R26 (11/16/2012)
Model Number: LNC2-12LU-4K-3
Type: Outdoor wall pack

LNC2-18LU-4K-3

Hubbell Outdoor Lighting

LED lighting facts
A Program of the U.S. DOE

| | |
|----------------------------|-------|
| Light Output (Lumens) | 3011 |
| Watts | 44.63 |
| Lumens per Watt (Efficacy) | 67 |

| | |
|---|----|
| Color Accuracy Color Rendering Index (CRI) | 76 |
|---|----|

Light Color
Correlated Color Temperature (CCT) **4020 (Bright White)**

Warm White Bright White Daylight

2700K 3000K 4500K 6500K

Warranty** **Yes**

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008 Approved Method for the Binomial and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

** See www.lightingfacts.com/products for details.

Registration Number: A296-LMWRD6 (11/16/2012)
Model Number: LNC2-18LU-4K-3
Type: Outdoor wall pack

LNC2-18LU-5K-3

Hubbell Outdoor Lighting

LED lighting facts
A Program of the U.S. DOE

| | |
|----------------------------|-------|
| Light Output (Lumens) | 3306 |
| Watts | 44.51 |
| Lumens per Watt (Efficacy) | 74 |

| | |
|---|----|
| Color Accuracy Color Rendering Index (CRI) | 70 |
|---|----|

Light Color
Correlated Color Temperature (CCT) **5060 (Daylight)**

Warm White Bright White Daylight

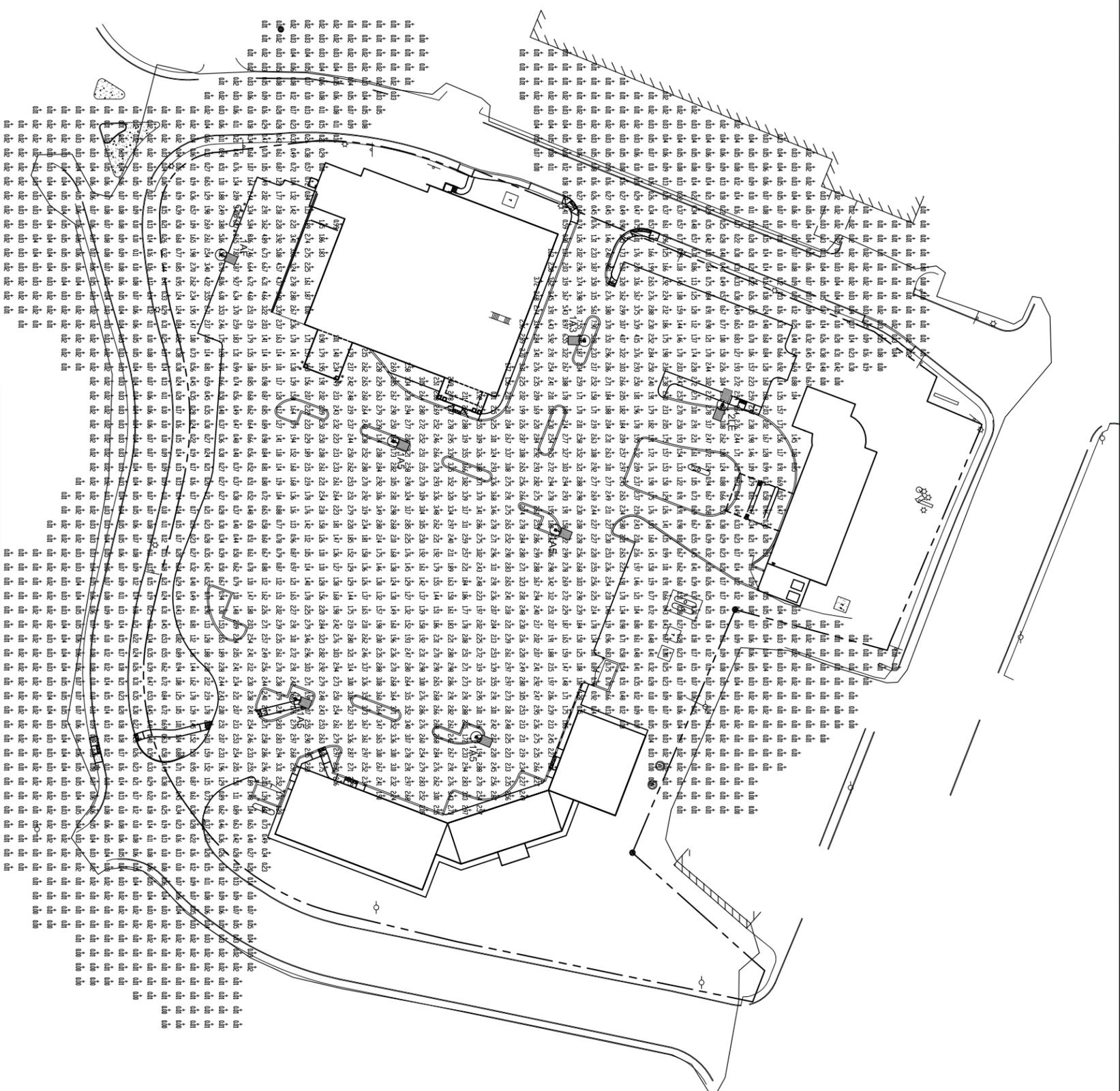
2700K 3000K 4500K 6500K

Warranty** **Yes**

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008 Approved Method for the Binomial and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

** See www.lightingfacts.com/products for details.

Registration Number: A296-MMR61W (11/16/2012)
Model Number: LNC2-18LU-5K-3
Type: Outdoor wall pack



| SYMBOL | DESCRIPTION | QUANTITY | DATE | BY |
|--------|---|----------|------|----|
| 1A3 | 12000 (NEW) 3' DIA. HAZ. (NEW) 3' DIA. HAZ. | 1 | | |
| 1A5 | 12000 (NEW) 3' DIA. HAZ. (NEW) 3' DIA. HAZ. | 4 | | |
| 1A6 | 12000 (NEW) 3' DIA. HAZ. (NEW) 3' DIA. HAZ. | 1 | | |
| 2A1 | 12000 (NEW) 3' DIA. HAZ. (NEW) 3' DIA. HAZ. | 1 | | |



TITLE: **SITE LIGHTING PLAN**

PROJECT: **PROPOSED COMMERCIAL DEVELOPMENT
 WESTERN AVENUE, AUGUSTA, MAINE 04330**

PREPARED FOR: **NORTHLAND ENTERPRISES
 ONE CITY CENTER, PORTLAND, MAINE 04101**

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 ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 8 CUMBERLAND STREET, BRUNSWICK, ME 04011
 207.725.1200 WWW.SITELINESPA.COM

| | | |
|--------------------|---------------------|------------------|
| FIELD WK: BMW/BJVD | SCALE: 1" = 40' | SHEET: L3 |
| DRN BY: FAC | JOB #: 1913 | |
| CHD BY: CVN | SS: | |
| DATE: 08/12/2011 | FILE: LIGHTING.PLAN | |

- 09/27/12 REVERSE FOR SUBMISSION TO CITY OF AUGUSTA
- 09/27/12 GOODWILL LIGHT LOCATION
- 07/19/12 REVERSE FOR CITY OF AUGUSTA
- 01/20/2012 SUBMITTED TO MEPF
- 11-11-11 REVERSE PER TOWN REVIEW COMMENTS & CONDITION OF APPROVAL
- 09/13/11 SUBMITTED TO CITY OF AUGUSTA

CYN
 BVD

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment H
Floor Plan & Elevations

A preliminary architectural floor plan and elevations of the proposed Starbucks building are enclosed for reference.



JAMES HERRICK
ARCHITECT
47 Main Street
Topsham, Maine 04886
(207) 729-4177

STARBUCKS-AUGUSTA

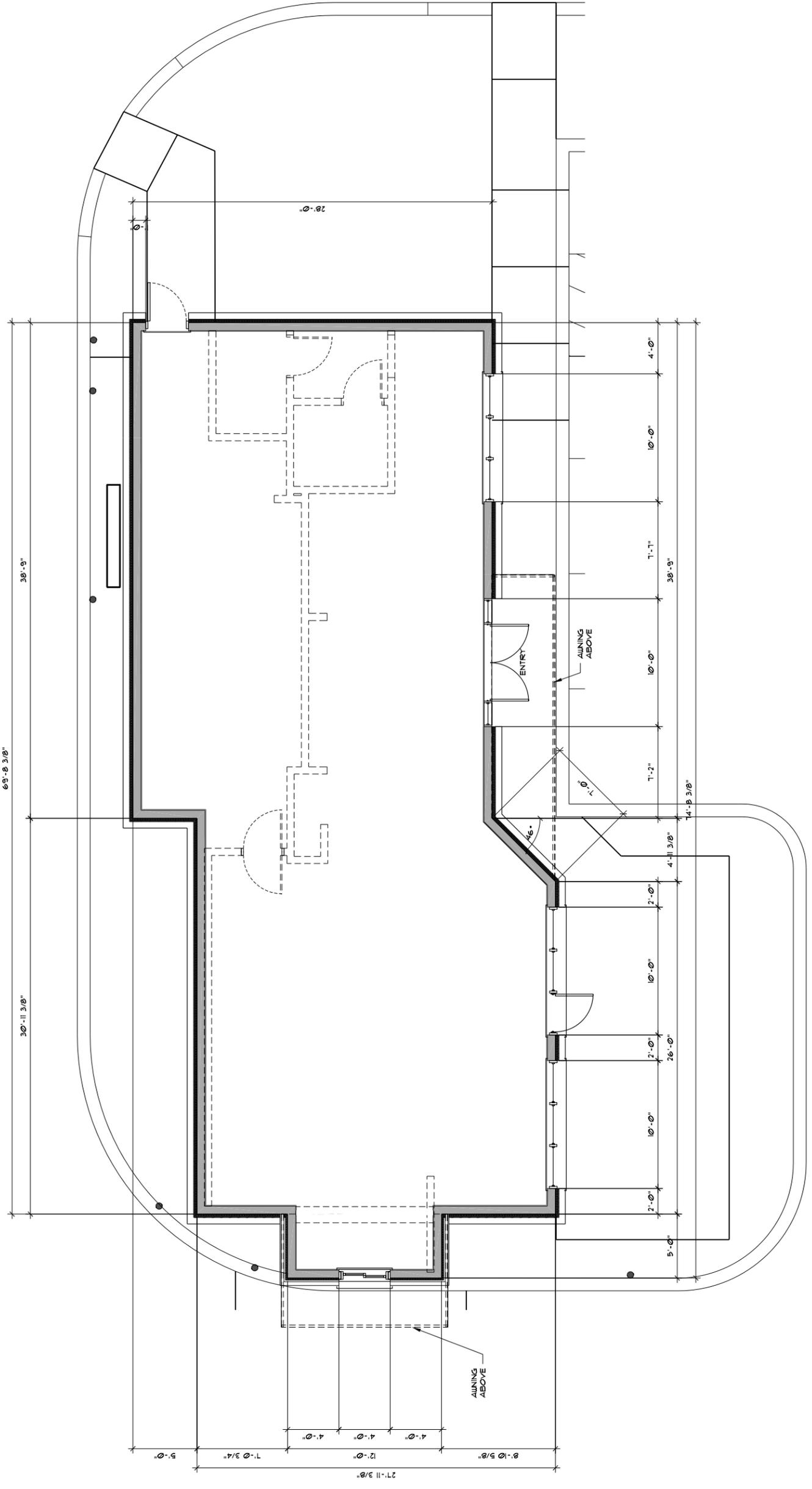
FLOOR PLAN

DESIGN BY: JEH
DRAWN BY: DLH
PROJECT NO: 1410
SCALE: AS SHOWN

1.1

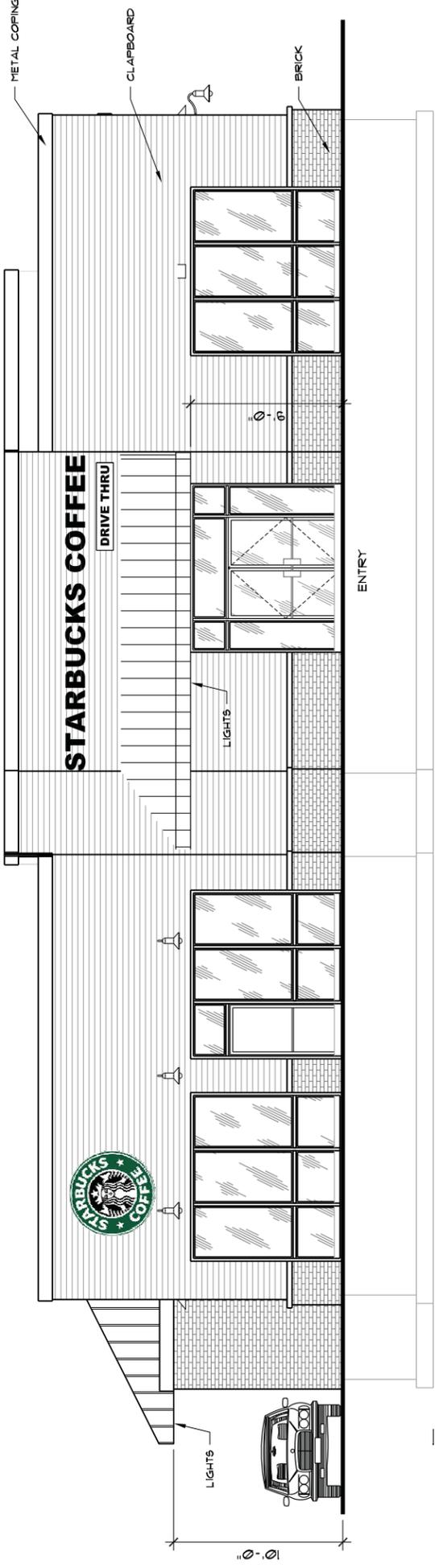
03 Nov 2014

PROGRESS
PLOT

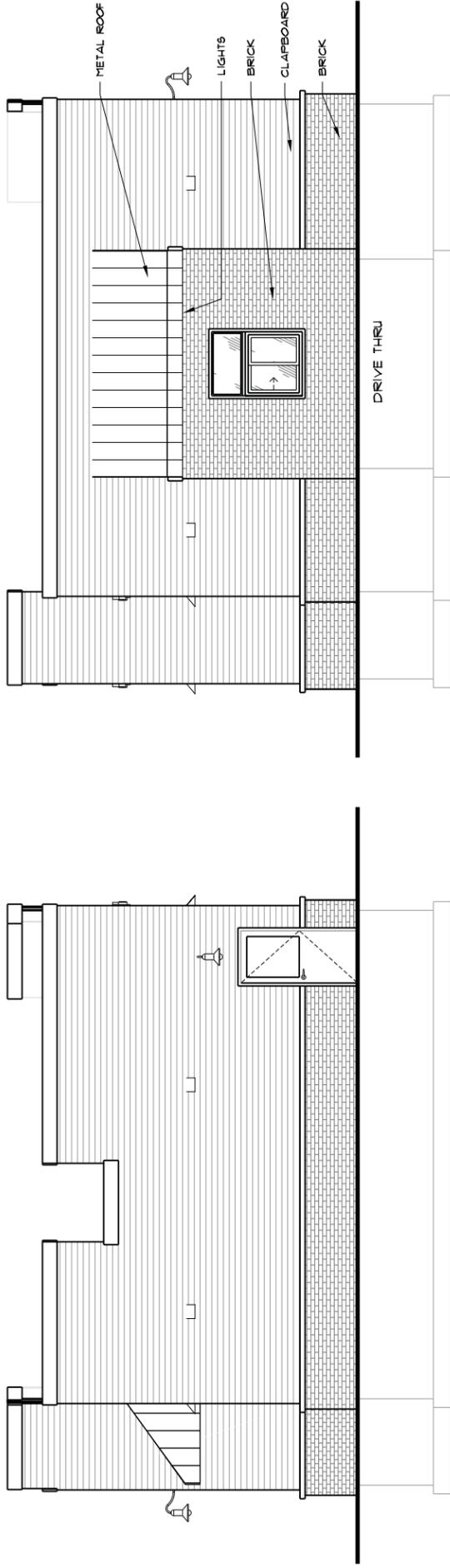


FLOOR PLAN
SCALE: 1/4" = 1'-0"

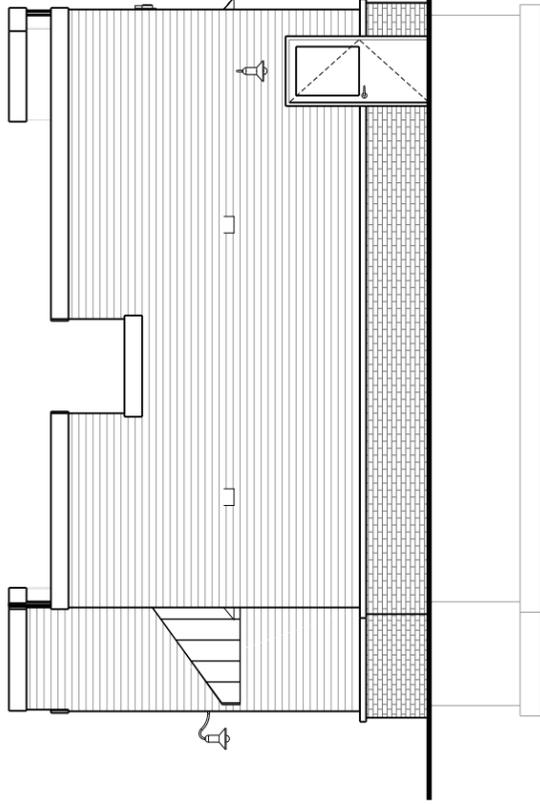
PROGRESS PLOT



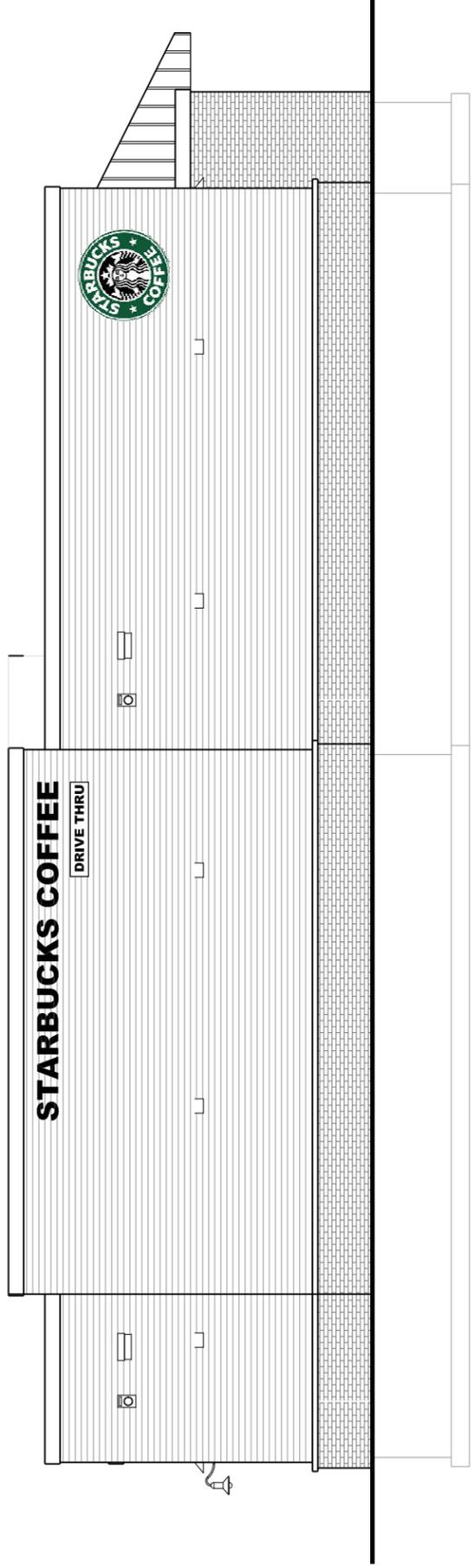
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

Sweetwater Partners, LLC
Site Plan Amendment
November 7, 2014

Attachment I
Site Plans

The project site plans are included in reduced format for review, and full size copies have been provided as a separate plan sets of as required.